

Terry Thomas & Co

ESTATE AGENTS



Downs Cottage

3, Glangwili, Carmarthen, SA31 2PP

This detached 4 bedroom property, located conveniently on the periphery of Carmarthen town, boasts the benefit of single bank fishing rights from the Gwili river, that adjoins the 1/3 acre gardens and grounds. The extensive grounds offering opportunity to add outbuildings/garages subject to the usual planning consent. The property being approximately 10 minute drive from Carmarthen town and its local amenities, yet having the advantage of lovely countryside views opposite.

Offers in the region of £275,000

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Side Entrance Hall

Single panelled radiator, built-in airing cupboard housing the pre lagged copper hot water cylinder. Access to under stairs storage. Doors leading to kitchen, bathroom and lounge.

Kitchen/Breakfast room

6'3" x 11'2" (4.97 x 3.41)

Double aspect room with UPVC double glazed windows to side and rear. Hand-made fitted base and eye level units, with country pine door and drawer fronts. Tiled worksurface over base unit, with tiled walls between base and eye level units, with leaf-patterned embossed border. Fan-assisted oven grill, 'Whirlpool' 4-ring hob with extractor over, under-mounted Belfast sink, Worcester Danesmoor oil-fired boiler. Ceramic tiled floor, double panelled radiator, part glazed door through to utility room. Part glazed door through to conservatory.

Utility room

6'2" x 4'5" (1.90 x 1.36)

Plumbing for washing machine, dishwasher, and tumble-dryer.

Conservatory

16'1" x 10'9" (4.91 x 3.29)

UPVC double glazed windows to side and rear. UPVC double glazed double doors leading to rear garden. UPVC double glazed roof.

Bathroom

10'11" x 10'9" (3.34 x 3.28)

Comprising a panelled bath, Corinthian column pedestal wash hand basin, low-level W/C, corner shower enclosure with 'Triton' electric shower fitment. Two single-panelled radiators, part-tiled walls with flora-patterned border, UPVC double glazed windows to side and rear.

Lounge

20'3" x 12'9" extending to 15'0" (6.19 x 3.9 extending to 4.59)

Two single panelled radiators, UPVC double glazed windows to fore and side. Door to front entrance hall, which has a door leading to home office/dining room and stairs to upper floor.

Home Office/Dining room (Sitting room)

12'8" x 9'3" (3.88 x 2.83)

UPVC double glazed windows to side and fore. Single panelled radiator. Stairs from front entrance hall to upper landing which has doors leading to 4 bedrooms and bathroom.

Bedroom 1

14'4" x 9'7" (4.38 x 2.94)

UPVC double glazed windows to side and fore.

Built-in triple wardrobe.

Bedroom 2

14'3" x 9'4" (4.35 x 2.87)

UPVC double glazed windows to side and fore.

Double panelled radiator.

Bedroom 3

9'3" x 14'11" (2.84 x 4.57)

UPVC double glazed window to side. Single panelled radiator.

Bedroom 4

11'1" x 8'2" (3.39 x 2.51)

UPVC double glazed windows to rear and side. Single panelled radiator.

Bathroom

5'11" x 7'4" (1.81 x 2.24)

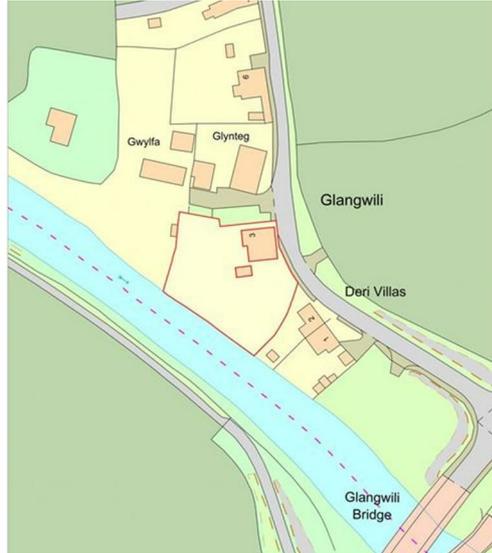
Panelled bath, low-level WC, pedestal wash hand basin with tile splashback, UPVC double glazed window to rear. Double panelled radiator.

Externally

Standing in approximately 1/3 acre. Tarmacadam driveway to side leading up to detached masonry-built single garage, large gardens and grounds adjoin the Gwili river. Property has benefit of single bank fishing rights to its adjoining boundary. Paved patio area and various lawned areas with some shrubbery and trees throughout.







Floor Plan



Type: House - Detached
Tenure: Freehold
Council Tax Band: E

Services: Mains electricity and water. Private drainage. Oil-fired central heating.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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