

# Terry Thomas & Co

ESTATE AGENTS



## Croeso, Drefach Road Meidrim, Carmarthen, SA33 5PA

A detached bungalow set in the rural village location of Meidrim, offering well-presented accommodation which has undergone modernisation and is particularly suited to accessible living.

The property stands on a generous sized plot with a tarmac driveway providing ample parking and turning space, leading to an integral garage. Pathways run around the property and the rear enjoys a south-facing garden with a natural stone paved patio, disability ramped access to a further garden area and a timber summerhouse.

A key feature of the property is the provision of accessible facilities, including a disability-adapted shower room and a separate wet room with accessible fittings, making the home well suited for those requiring mobility-friendly accommodation. Additional benefits include uPVC double glazing, oil-fired central heating, good built-in storage, an integral garage with loft access, and a bunded oil tank.

**Offers in the region of £265,000**

# Croeso Drefach Road

## Meidrim, Carmarthen, SA33 5PA



### Croeso

Detached three-bedroom bungalow which has undergone some modernisation.

The property sits on a rectangular plot with a tarmac driveway providing parking and a turning area, leading to the integral garage. Pathways run around all sides of the house and are mainly paved.

### Entrance Porch

9'8" x 9'3" narrowing to 6'10" (2.95m x 2.83m narrowing to 2.09m)

A uPVC entrance door leads into a generous entrance porch measuring 2.95m x 2.83m, narrowing to 2.09m. The porch benefits from uPVC windows to three sides and a ceramic tiled floor, with a further uPVC double-glazed door leading through to the hallway.

### Entrance Hall

4.10m x 1.73m

Panelled radiator with grills, thermostatically controlled. Grey wood-grain effect flooring. A multi-glazed door leads through to the lounge, with further doors leading to Bedrooms 1, 2 and 3 and the disability-adapted shower room. There is also a built-in airing cupboard with shelving housing a pre-lagged hot water cylinder fitted with an immersion heater.

### Lounge

4.77m x 4.58m

Two contemporary-style wall-mounted radiators with thermostatic controls. uPVC double-glazed window to the front. Fireplace with a pointed stone surround and inset wood-burning stove, set on a quarry-tiled hearth, with a matching TV stand to the side. Grey wood-grain effect flooring. Multi-bevelled glazed door leading through to...

### Kitchen/Breakfast Room

4.27m x 3.34m

Range of fitted base and eye-level units with high-gloss white door and drawer fronts, complemented

by a matt granite-effect work surface over the base units, incorporating a single drainer sink unit. Integrated Smeg dishwasher. Four-ring halogen hob with stainless-steel back plate and chimney-style extractor over. Beko double oven and grill. Breakfast bar area with matt granite-effect work surface over and fitted storage cupboards beneath. uPVC double-glazed window to the rear. Ceramic tiled floor. Contemporary-style radiator with thermostatic control. Multi-glazed door leading to the side entrance hall.

### Side entrance hall

Ceramic tiled floor. Door leading into the integral garage. uPVC double-glazed door providing access to the outside pathway.

### Utility area

Plumbing for a washing machine and space for a tumble dryer. Built-in larder-style cupboard and additional eye-level cupboard. Ceramic tiled floor.

### Shower room

Remote-controlled wash and dry WC (bidet-style) designed for assisted or accessible use. Wash hand basin with vanity cupboard beneath. uPVC double-glazed window to the rear. Wall-mounted ladder-style towel radiator. Ceramic tiled floor. Shower cubicle area fitted with a Triton power shower. Wall-mounted extractor fan.

### Integral Garage

17'3" x 10'3" (5.27m x 3.13m)

Up-and-over garage door to the front. Oil-fired boiler providing central heating and domestic hot water. Access to loft space.

### Front Bedroom 1

3.36m x 3.72m (maximum, including wardrobe space)

Fitted wardrobe units comprising a five-door part-mirrored floor-to-ceiling sliding wardrobe and a double floor-to-ceiling sliding wardrobe. Grey wood-effect flooring. Panelled radiator with grills, thermostatically controlled. uPVC double-glazed window to the front.

### Shower Room / Wet Room

2.15m x max 2.88m x 2.24m

Close-coupled WC with handrails. Floating wall-mounted wash hand basin with hot and cold disability tap fittings. Panelled radiator with grills, thermostatically controlled. Folding shower screen with chrome shower tap fitment and disability-friendly taps. Floor-to-ceiling marble-effect panelled walls. uPVC double-glazed window to the side. Wall-mounted extractor fan.

### Rear Bedroom 2

4.08m x 2.31m

Corner double wardrobe unit with central mirrored door. Panelled radiator. uPVC double-glazed double doors leading out to the rear patio and gardens. Light grey wood-effect flooring.

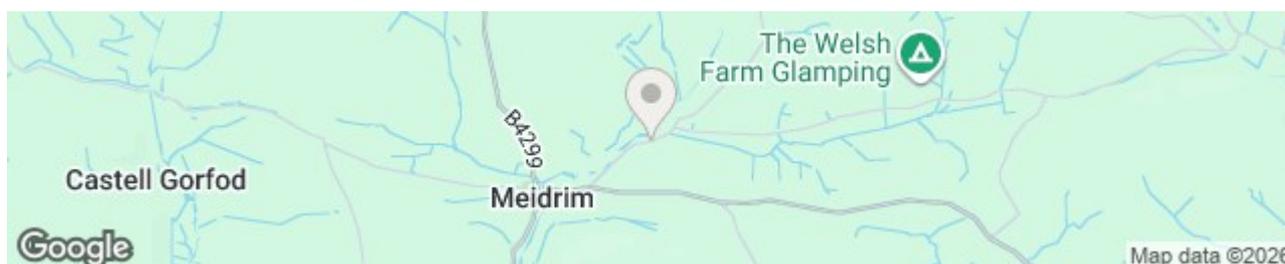
### Bedroom 3

3.67m x 3.39m

Panelled radiator. uPVC double-glazed window to the rear.

### Garden

Natural stone paved patio area with disability ramped access leading up to a further garden area. Timber summerhouse. South-facing garden. Bunded oil tank.





# Floor Plan

**Type:** Bungalow - Detached  
**Tenure:** Freehold  
**Council Tax Band:** E

**Services:** Mains electricity, water, Drainage and Oil 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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: [sales@terrythomas.co.uk](mailto:sales@terrythomas.co.uk) <https://www.terrythomas.co.uk>

