

# Terry Thomas & Co

---

ESTATE AGENTS



## Llwyn Ty Gwyn

Spring Gardens, Whitland, SA34 0HR

Located in the quiet community of Whitland, 5 miles from St. Clears. This 3 bedroom (1 en-suite) modernised property boasts open plan ground floor living. Having a large rear garden and patio area. Off-road parking for 2/3 cars.

The location offers excellent transport links, with a train station serving routes from Haverfordwest to Carmarthen and onwards. Whitland also benefits from several grocery shops within walking distance, along with local pubs and takeaways.

**Offers in the region of £355,000**

# Llwyn Ty Gwyn

## Spring Gardens, Whitland, SA34 0HR



### Entrance

The property is approached over a gated double pillared entrance on to a tarmacadam driveway which continues up the side of the property. Double glazed patio doors leading through to the entrance porch.

### Entrance Porch

Ceramic tiled floor. Four large Upvc double glazed windows to fore with panelled windows over encapsulating stained glass motifs. Upvc double glazed entrance door with panelled window to side, both encapsulating a stained glass motif.

### Hallway

Under stairs storage cupboard. Doors leading to lounge, sitting room and kitchen/dining room.

### Sitting Room

15'8" narrowing to 11'10" x 10'11" (4.78 narrowing to 3.62 x 3.34)

Wood effect flooring.

### Lounge

15'7" narrowing to 11'8" x 11'8" into recess (4.76 narrowing to 3.58 x 3.56 into recess)

Half moon shape Upvc double glazed window to side with stained glass motif.

### Dining Room

22'7" x 11'8" (6.89 x 3.57)

Feature fireplace with a Victorian white painted fire surround. Newly installed wood burner stove on a slate hearth. Upvc double glazed window to side with Georgian bar effect. Oak flooring. Door leading through to rear entrance hall/Utility room. Open plan.

### Kitchen

12'2" x 10'4" (3.71 x 3.15)  
Having a range of modern base units with high gloss finish black door and drawer fronts with a solid wood work surface over the base unit. Matching Island unit. Wine rack. Bosch fan assisted oven/grill. Four ring whirlpool mains gas hob with a stainless steel and concave glass chimney style extractor over. Skirting heater. Space for fridge freezer. Double drainer stainless steel sink with a Franke food waste disposer. Downlighting. Upvc double glazed window to side. Oak flooring. Upvc double glazed patio doors leading out to the rear paved patio area and gardens.

### Rear Entrance Hall/Utility Room

Slate effect ceramic tiled floor. Rear entrance door. Plumbing for washing machine. Worcester mains gas fired boiler which serves the central heating system and heats the domestic water. Downlighting.

### Shower Room

Having a close coupled WC, a floating wall mounted wash hand basin with a chrome mixer tap fitment and a shower enclosure with a chrome mixer shower fitment and a drench head. Downlighting. Floor to ceiling tiled walls. Mosaic medium brown coloured ceramic tiled floor.

### First Floor

Window to fore encapsulating a stained glass motif. Part galleried landing. Doors leading to all bedrooms and family bathroom.

### Master Bedroom 1

11'8" x 10'11" (3.56 x 3.35)

Double aspect room. Louver French doors leading to a walk-in airing cupboard. Open way leading through to dressing room.

### Dressing Room

Fitted shelves and storage space. Two built-in double wardrobes and a four drawer chest. Door to en-suite shower room.

### En-Suite Shower Room

Comprising an economy flush WC, pedestal wash hand basin with a chrome mixer tap fitment and a shower enclosure with a chrome mixer shower fitment. Extractor.

### Front Bedroom 2

11'9" x 11'0" (3.6 x 3.37)

Double aspect room. Two double power points. Louver French doors to an airing cupboard.

### Rear Bedroom 3

11'10" x 8'11" (3.63 x 2.72)

### Family Bathroom

Having a Jacuzzi Kohler Whirlpool bath with a chrome mixer tap fitment over, a close coupled economy flush WC and a wash hand basin with a vanity cupboard under. Access to loft space. Pebble effect tiled floor. Floor to ceiling tiled walls.

### Externally

The rear garden having a large paved patio area initially, with a generous sized level lawned garden. Gated access to side. Mostly feather board fencing to the boundaries. Outside tap. Ledge and brace access leading to another gravelled courtyard, to the right hand side of the property, with an additional paved pathway that again leads to the rear garden.

### Detached Garage

Box profile sheeted garage/workshop. Up and over door to fore.





## Floor Plan

**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** E

### Services:

**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 firms 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 www.terrythomas.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A	96	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	53	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	