

Terry Thomas & Co

ESTATE AGENTS



Cilhaul North Road Whitland, SA34 0AX

A handsome detached 1930s bay-fronted family home occupying an elevated landscaped plot of approximately 0.13 acres in a sought-after location on North Road, Whitland. Offering four bedrooms, three reception rooms, breakfast room, fitted kitchen, detached garage, workshop and beautifully maintained gardens backing onto open countryside, all within easy walking distance of local schools and the town centre. Formerly the home of the renowned Welsh composer William Mathias, this is a property of both character and historical interest.

Offers in the region of £350,000

Cilhaul North Road

Whitland, SA34 0AX



Standing in an elevated position along the popular North Road in Whitland, this attractive detached bay-fronted residence occupies a landscaped plot extending to approximately 0.13 acres. The property is ideally situated within a short walk of Ysgol Dyffryn Taf Secondary School, Ysgol Llys Hywel Primary School, and the town centre, making it an excellent family home. The property is approached via a double-gated tarmac driveway to the side, providing off-road parking for approximately four to five vehicles in tandem and leading to a detached garage. The front gardens are mainly laid to lawn with well-stocked shrub borders, together with a paved forecourt leading to the property's attractive arched entrance. The property is understood to have been constructed during the 1930s of traditional cavity wall construction beneath a pitched slate roof, with a later extension added to the rear. Of particular historical interest, the property was formerly the home of William Mathias, one of Wales' most distinguished composers and musicians, adding a unique heritage to this impressive family residence.

Entrance Vestibule

Accessed via arched-top uPVC double glazed entrance doors, the vestibule features an attractive mosaic quarry tiled floor and an internal glazed door opening into the reception hall.

Reception Hall

12'6" x 6'10" extending to 13'5" maximum (3.83m x 2.09m extending to 4.10m maximum)
A welcoming reception hall featuring attractive herringbone block wood flooring, staircase rising to the first floor, panel radiator with grills, thermostatically controlled. Doors leading to the principal reception rooms. A further door provides access to the lower ground floor.

Lower Ground Floor Utility Room

Fitted with plumbing for an automatic washing machine, work surface and a uPVC double glazed window to the side.

Lounge

15'9" maximum x 11'4" maximum (4.82m maximum x 3.46m maximum)
A bright principal reception room enjoying a large uPVC double glazed bay window to the front incorporating attractive encapsulated stained glass detailing, together with an additional uPVC double glazed side window providing excellent natural light. The room benefits from a feature fireplace with tiled hearth and tiled surround, together with both single and double panel radiators with thermostatic controls.

Sitting Room

14'11" x 11'11" (4.56m x 3.64m)
A comfortable rear reception room featuring a uPVC double glazed window overlooking the rear garden, feature fireplace and panel radiator with thermostatic control.

Dining Room

12'6" x 9'6" (3.83m x 2.90m)
A formal dining room with uPVC double glazed windows to the front incorporating attractive

encapsulated stained glass panels. Double panel radiator with thermostatic control.

Breakfast Room

11'8" x 9'10" (3.57m x 3.00m)
A pleasant everyday reception room featuring two uPVC double glazed windows to the side, single panel radiator with thermostatic control and a useful built-in storage cupboard. A further built-in cupboard houses the Ideal Mexico mains gas-fired boiler, serving the central heating and domestic hot water system. The room opens directly into the kitchen.

Kitchen

13'1" x 7'6" (4.00m x 2.31m)
Fitted with a range of base and eye-level units incorporating oak-effect door and drawer fronts with marble-effect work surfaces over. Inset stainless steel single drainer sink unit, integrated dishwasher, Neff built-in oven and grill, four-ring Neff halogen hob with extractor canopy over, together with a double panel radiator with thermostatic control. A feature uPVC double glazed window to the side incorporates an attractive encapsulated stained-glass original Mabinogion scene designed by the late Owner. Additional uPVC double glazed side windows providing ample natural light.
A door leads through to the pantry.

Pantry

Fitted with shelving and work surface together with a uPVC double glazed window to the side.

Rear Entrance Lobby

5'0" x 6'2" (1.53m x 1.89m)
Having a uPVC double glazed window to the rear together with a light oak-effect uPVC double glazed entrance door incorporating an attractive stained-glass panel.

First Floor Landing

A spacious, part-galleried landing featuring a large uPVC double glazed stained-glass window to the side and providing access to all four bedrooms, bathroom and separate WC.

Bedroom One

13'5" plus wardrobe recess x 14'2" into bay (4.09m plus wardrobe recess x 4.33m into bay)
A generous principal bedroom enjoying a uPVC double glazed bay window to the front with attractive encapsulated stained-glass detailing, together with a further uPVC double glazed side window. The room benefits from a double panel radiator, thermostatically controlled. Extensive range of fitted bedroom furniture incorporating two double wardrobes, two single wardrobes, overhead storage cupboards and matching drawer units.

Bedroom Two

10'0" x 10'11" (3.06m x 3.34m)
A double bedroom with uPVC double glazed windows to the rear and side, enjoying attractive views across the rear garden and surrounding countryside. Single panel radiator with thermostatic control.

Separate WC

Fitted with a low-level WC, part tiled walls and a uPVC double glazed window to the side.

Family Bathroom

Appointed with a three-piece white suite comprising pedestal wash hand basin, bidet and panelled bath with chrome mixer tap and shower attachment. uPVC double glazed window to the rear and single panel radiator with thermostatic control. A built-in airing cupboard houses the pre-lagged copper hot water cylinder fitted with an immersion heater, with the cylinder also being heated via the central heating boiler.

Bedroom Three

11'9" x 9'11" (3.60m x 3.03m)
A further double bedroom with two uPVC double glazed windows overlooking the rear garden and surrounding countryside. Built-in double wardrobe.

Bedroom Four

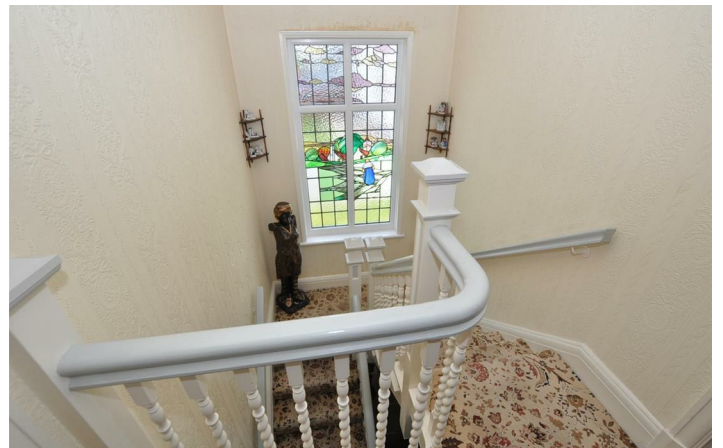
10'1" x 13'1" (3.09m x 4.00m)
A good-sized bedroom with uPVC double glazed window to the front and single panel radiator with thermostatic control.

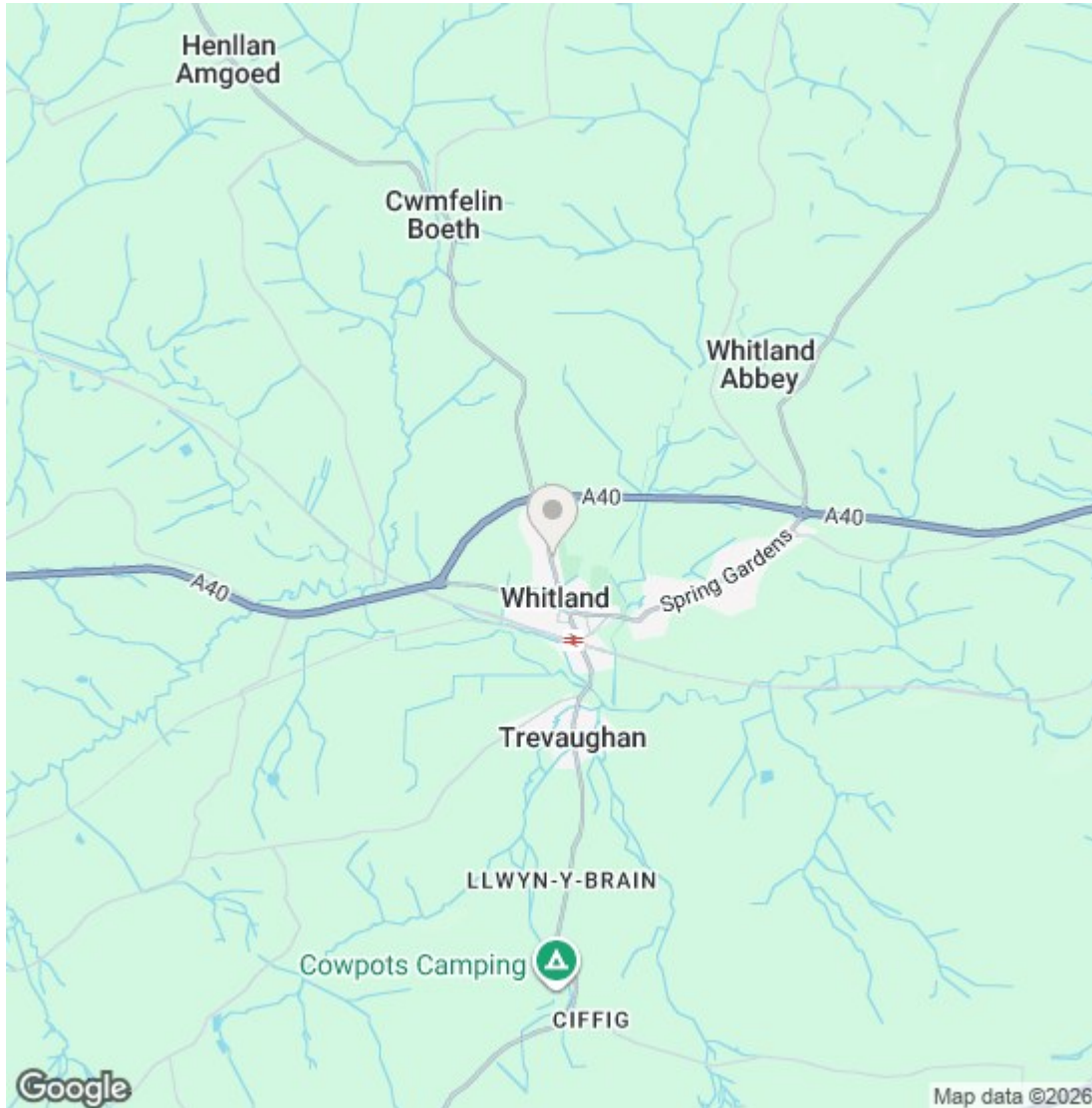
Externally

To the rear of the property is a useful brick-built store/workshop with power and lighting.
Store/Workshop
3.45m x 2.17m
Having a uPVC double glazed window to the side and aluminium framed entrance door.
Immediately adjoining the property is a paved patio enclosed by a decorative concrete balustrade, leading onto the beautifully landscaped rear gardens. The gardens are principally laid to lawn with established flower and shrub borders, paved pathways, a productive vegetable plot, greenhouse and additional garden stores. The rear boundary adjoins open countryside, creating an attractive outlook and a high degree of privacy.
A useful external WC is also provided. The property further benefits from a detached prefabricated concrete garage with double steel entrance doors.

Detached Garage

15'11" x 8'0" (internally) (4.87m x 2.45m (internally))
Providing useful parking, storage or workshop space.





Type: House
Tenure: Freehold
Council Tax Band: E

Services: Mains Electricity, Drainage Water and LP Gas.

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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