

Terry Thomas & Co

ESTATE AGENTS



2 Pentremeurig Road

Carmarthen, SA31 3ER

This charming three-bedroom detached bungalow is located on Pentremeurig Road in Carmarthen and offers a comfortable and peaceful lifestyle just minutes from the town centre. The property features a spacious and practical layout, with the added benefit of a large garage suitable for parking or additional storage. The enclosed garden is a standout feature, offering a private outdoor space to relax and unwind. A pond and two greenhouses provide an excellent opportunity for gardening enthusiasts or anyone looking to enjoy a quiet and natural setting at home. Only a five-minute drive from Carmarthen town centre, the bungalow is ideally situated for easy access to a wide range of amenities, including shops, restaurants, and public transport. Whether you're running daily errands or enjoying a day out, everything you need is close by.

This property presents a great opportunity to create a peaceful and welcoming home on the outskirts of Carmarthen, with the added appeal of outdoor space and convenient local access.

Offers in the region of £249,500

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Entrance

This detached three-bedroom bungalow is set on a generous fan-shaped plot and approached via a tarmacadam driveway leading to a linked single garage with an up-and-over door at the front. A neatly kept front lawn garden is bordered by a charming picket fence, enhancing the property's curb appeal. To the front of the property is an open storm porch with a Terrazzo tiled floor, leading to a Mahogany-finish UPVC double-glazed entrance door that opens into the main hallway. The hallway features a panelled radiator with thermostatic control, a built-in coat cupboard, and an overhead storage cupboard, providing practical storage solutions. From the hallway, a multi-glazed door leads into the lounge, while a separate door provides access to the kitchen. There is also an open passage through to the inner hallway, connecting the main living areas with the bedrooms.

Lounge

17'3" x 11'6" (5.26m x 3.51m)

The lounge features a characterful fireplace with a pointed reconstituted brick surround, a living flame fire inset, and a matching TV stand. A double-panelled radiator provides warmth, while UPVC double-glazed window to the front allow for plenty of natural light. An open archway leads seamlessly through to the dining room, creating a natural flow between the two living spaces.

Dining room

9'3" x 9'1" (2.82m x 2.78m)

The dining room benefits from a large UPVC double-glazed window to the front, allowing for excellent natural light. A double-panelled radiator provides additional comfort, and a multi-glazed door leads through to the kitchen.

Kitchen

11'3" x 9'10" (max) narrowing to 7'10" (3.43m x 3m (max) narrowing to 2.40m)

The kitchen is fitted with a range of base and eye-level units featuring light oak-finish door and drawer fronts, complemented by a matte granite-effect work surface. The worktop incorporates a one and a half bowl stainless steel sink with a mixer tap, positioned beneath a UPVC double-glazed window that provides a pleasant view over the rear garden. The walls are tiled between the base and eye-level units, with decorative patterned inserts.

Bathroom

There is a mains gas cooker point with a pull-out extractor above,

Bathroom 7'10" x 5'2" (2.4m x 1.60m)

as well as plumbing for a washing machine. A built-in airing cupboard with fitted shelving also houses the Vaillant mains gas-fired combination boiler, which serves both the central heating and domestic hot water systems. A UPVC double-glazed door leads out to the conservatory.

The bathroom is beautifully appointed with a corner panel bath featuring a charming Victorian-style brass mixer tap and shower fitment, combining classic elegance with functionality. A pedestal wash hand basin and low-level WC complete the suite. The floor is laid with ceramic tiles, and the walls are fully tiled from floor to ceiling, accented by patterned inserts for added character. Two UPVC double-glazed windows to the side provide natural light while maintaining privacy, and a double-panel radiator with thermostatic control ensures the space stays warm and comfortable year-round.

Conservatory

12'10" x 8'3" (max) (3.93m x 2.54m (max))

The conservatory is a wonderful addition to the home, offering a bright and versatile space to relax and enjoy the surrounding gardens throughout the year. It features wood-effect flooring and UPVC double-glazed windows to three sides, set above dwarf cavity-built walls, allowing for uninterrupted panoramic views over the beautifully maintained gardens and grounds. A polycarbonate roof ensures plenty of natural light, creating a warm and inviting atmosphere. A UPVC double-glazed door opens directly out to the garden, seamlessly connecting indoor and outdoor living—perfect for morning coffee, reading, or simply enjoying the peace and quiet of your own private retreat.

Externally

One of the standout features of this property is its generously sized gardens and grounds, offering a truly peaceful and private outdoor sanctuary. The enclosed garden can be accessed through a charming double, ledge-embraced gated entrance from the front, adding both security and a welcoming touch. A large paved patio area provides the perfect setting for outdoor entertaining, dining, or simply relaxing while enjoying the tranquil surroundings. At the heart of the garden lies a beautiful pond feature, adding a soothing water element that enhances the serene atmosphere. The grounds are thoughtfully landscaped with a variety of mature shrubs, foliage, and trees, creating a lush and vibrant environment. Well-maintained concreted pathways meander through the lawned and shrubbery areas, inviting leisurely strolls and easy access to every part of the garden. For gardening enthusiasts, two spacious glass greenhouses offer ample space to cultivate plants, vegetables, or flowers year-round, making this an ideal home for those with a passion for horticulture. Additionally, the linked garage provides practical convenience, featuring an up-and-over door to the front and a UPVC double-glazed door at the rear for easy garden access. The garage is fully powered and lit, perfect for storage, hobbies, or workshop space.

Rear bedroom 1

10'0" x 12'4" (3.05m x 3.78m)

Bedroom One is positioned at the rear of the property and benefits from a large UPVC double-glazed window overlooking the garden, creating a peaceful and light-filled space. The room features a double-panel thermostatically controlled radiator for added comfort, and wood-effect flooring that complements the

Rear bedroom 2

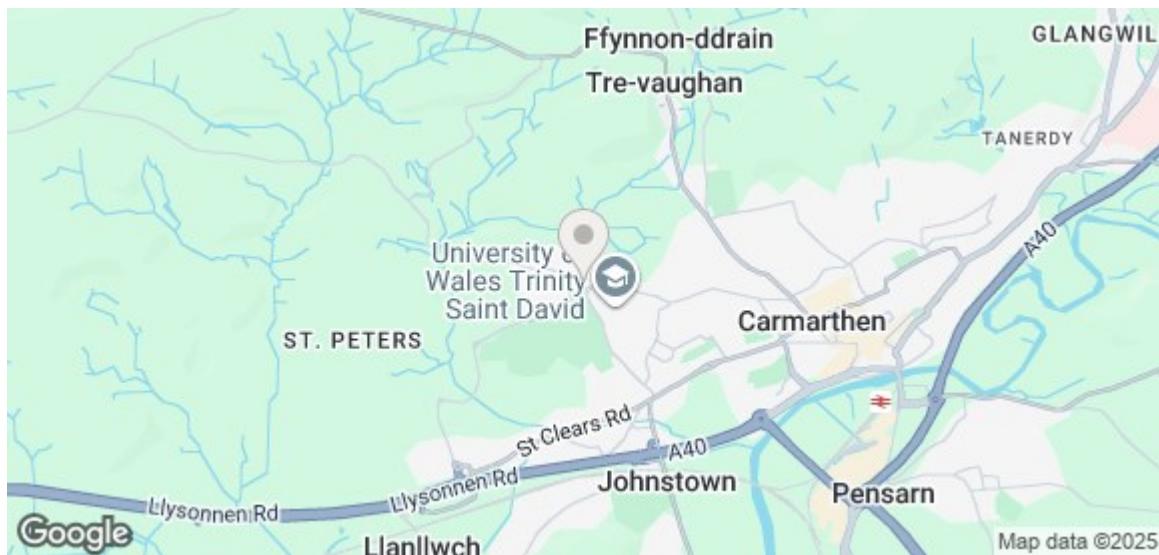
11'7" x 11'8" (3.54m x 3.58m)

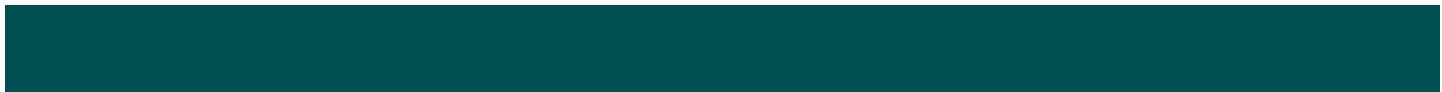
Bedroom Two features wood-effect flooring and a double-panel radiator with thermostatic control, ensuring comfort throughout the year. A UPVC double-glazed window to the rear fills the room with natural light and provides pleasant views of the garden.

Bedroom 3

8'5" x 6'7" (2.58m x 2.03m)

This room benefits from UPVC double-glazed windows to the side, allowing natural light. The panel radiator, equipped with grills and thermostatic control, provides effective and easily adjustable heating to ensure a comfortable environment throughout the year.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: D

Services: Mains water, electricity and drainage.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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