

# Terry Thomas & Co

ESTATE AGENTS



## Welcome Bungalow

Pendine, Carmarthen, SA33 4NY

Nestled in the charming coastal village of Pendine, Carmarthen, this delightful detached bungalow presents an excellent opportunity for both home-buyers and investors alike. With its prime location right on the sea's front door, this property offers easy access to the beautiful sandy beach, making it an ideal retreat for those who appreciate the tranquility of coastal living.

In addition to its appealing interior, the property boasts good potential as an investment, given its desirable location and proximity to local amenities. Residents will find a range of shops, cafes, and recreational facilities within easy reach, enhancing the overall convenience of this lovely home.

Whether you are looking for a permanent residence or a holiday retreat, Don't miss the chance to make this seaside gem your own.

**Offers in the region of £279,500**

# Welcome Bungalow

## Pendine, Carmarthen, SA33 4NY



### Entrance

The property is accessed from the village center via a pillared and gated tarmac driveway that leads to a detached garage. Adjacent to this is a level lawn. At the front of the property, there is a large paved patio area with a raised lawn garden area beyond it.

### Hallway

Rear open storm porch with a uPVC double-glazed door leading into the main hallway. The hallway itself provides access to various parts of the bungalow. It features a multi-glazed door that opens into the through lounge diner. An inner hallway branches off, giving access to the loft space, kitchen, bedrooms, bathroom, and a uPVC double-glazed side entrance door. A single paneled radiator is located in this hallway.

### Lounge

20'8" into the bay, narrowing to 18'5". the width (6.31m into the bay, narrowing to 5.62m. the width )

The room is well-lit with a uPVC double-glazed bay window to the fore and two additional uPVC double-glazed windows to the side. For heating, it contains two thermostatically controlled single

panel radiators. A feature fireplace is also a notable element of the room.

### Kitchen

14'11" x 7'5" (4.55m x 2.28m)

Includes a thermostatically controlled single panel radiator. The kitchen is fitted with base and eye-level units that have a "medium milk finish" on the doors and drawers, complemented by a marbleised effect work surface. Integrated appliances include a stainless steel sink and a four-ring ceramic hob. There is also plumbing available for a washing machine and dedicated space for a fridge freezer. The oil-fired boiler, which services the central heating and domestic hot water, is located here. A built-in airing cupboard houses a pre-lagged copper hot water cylinder.

### Bedroom one

11'8" x 7'5" (3.57m x 2.28m)

a single panel radiator with thermostatic control and a uPVC double-glazed window to the rear

### Bedroom two

14'5" x 7'6" (4.41m x 2.29m)

features two uPVC double-glazed windows to the

rear, along with a single panel radiator also equipped with thermostatic control.

### Bathroom

8'5" x 8'8" into bay window (2.57m x 2.65m into bay window)

Includes a single panel radiator, a tiled panel bath with a power shower fitment over it, and a pedestal wash basin. The walls are tiled from floor to ceiling.

### WC

low-level WC and a uPVC double-glazed window to the side.

### External

The rear of the property features a paved and concreted pathway/courtyard. To the right-hand side, there is a glass greenhouse and a timber garden shed.





# Floor Plan

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

**Services:** Mains electricity, drainage, water 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>

