

# Terry Thomas & Co

## ESTATE AGENTS



## 5 Cae Glas

St. Clears, Carmarthen, SA33 4EY

Welcome to this stunning detached bungalow located in the sought-after area of Cae Glas, St. Clears, Carmarthen. This spacious property boasts two reception rooms, five bedrooms, and three bathrooms, providing ample space for comfortable living and ideal for a growing family. As you step inside, you'll be greeted by the tasteful decoration that has been meticulously maintained to a high standard. The property features a Sunlounge that overlooks the beautifully sunny landscaped gardens, offering a perfect spot to relax and unwind. Some of the standout features of this bungalow is the ample parking space and the bright and spacious airy rooms, ensuring convenience for you and your guests. Whether you're a growing family or someone who loves to entertain, this property offers the space and versatility to meet your needs. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.

**Offers in the region of £465,000**

# 5 Cae Glas

## St. Clears, Carmarthen, SA33 4EY



### Externally

Single feature exposed brick open storm porch with both pedestrian disability access with a uPVC double glazed entrance door encapsulating a bevelled motif. uPVC panel window to the side.

### Entrance Hall

5.41m x 1.51m

Having attractive terracotta ceramic tiled floor with mosaic tiled inserts. Doors leading off to the Lounge and Bedrooms 1 and 2.

### Cloakroom/WC

2.24m x 1.49m

Close coupled economy flush WC and oval shaped wash hand basin fitted with vanity unit under with high gloss door and drawer economy flush WC, oval shaped wash hand basin fitted within the vanity unit having high gloss white drawer and door fronts. Illuminated Mirror over with shaver point. Corner shower enclosure with two head mixer shower fitments. uPVC window to the rear. LED downlighting. Extractor. Ceramic tiled floor. Floor to ceiling tiled walls with pattern border. Wall mounted chrome towel radiator.

### Inner Hallway

9.97m x 1.47m

With doors leading off to Dining Room, Kitchen, Utility Room Bedroom 3, 4 & 5. Airing cupboard with fitted shelves and couplings for underfloor heating.

### Kitchen

22'7" x 13'6" (6.9m x 4.12m )

Range of high quality fitted base and eye level units with light Oak finish door and drawer fronts and a gloss granite effect finish work surface over the base units incorporating the 1 1/2 bowl stainless steel sink. Bosch 5 ring LP gas hob with concave glass stainless steel chimney style extractor over. Fully integrated dishwasher. Bosch double oven/grill. Fully integrated fridge/freezer. Matching dresser unit with display cupboard. Terracotta ceramic tiled floor. Multi-coloured tiled walls between the base and eye level units. uPVC double glazed window to the fore and uPVC double glazed side entrance door. Spot lighting.

### Dining Room

3.97m x 3.52m

uPVC double glazed window to the side and uPVC double glazed double doors leading out to the rear gardens and grounds.

### Utility Room

3.53m x 1.44m

Range of fitted base and eye level units with matte finish granite effect work surface over the base units incorporating the stainless steel sink Multi-coloured tiled walls between the base and eye level units. Terracotta ceramic tiled floor. Plumbing for washing

machine and space for tumble dryer. Firebird oil boiler which serves the central heating system and heats the domestic hot water. Extractor.

### Bedroom 5

3.74m x 2.35m

### Bedroom 3

3.73m x 3.23m

uPVC double glazed window to fore.

### Family Bathroom

3.50m x 2.85m

White 5 piece suite comprising of panelled bath, close coupled economy flush WC, oval shaped wash hand basin fitted within the vanity unit having high gloss white drawer and door fronts. Illuminated Mirror over with shaver point. Corner shower enclosure with two head mixer shower fitments. uPVC window to the rear. LED downlighting. Extractor. Ceramic tiled floor. Floor to ceiling tiled walls with pattern border. Wall mounted chrome towel radiator.

### Bedroom 4

3.53m x 2.77m

uPVC double glazed window to the rear.

### Bedroom 2

4.42m x 3.67m

uPVC double glazed window to side. Fitted bedroom unit comprising 3 single door unit and central double door, mirrored unit. With matching dressing chest. Two built-in wardrobe units.

### Master Bedroom 1

4.77m x 3.68m

Double aspect room with uPVC double glazed windows to side and rear. Fitted wardrobe unit comprising two double wardrobe, one with mirrored front and a single unit, matching dressing chest. Built-in walk-in wardrobe.

### En-suite

3.65m x 1.83m

4 piece suite comprising of corner shower enclosure with Mira Sport electric shower fitment. Oval shaped wash hand basin fitted within the vanity unit having high gloss white drawer and door fronts. Illuminated Mirror over with shaver point. Close coupled economy flush WC and bidet with chrome mixer tap fitment. uPVC double glazed window to the rear. Ceramic tiled floor. Floor to ceiling tiled walls with patterned border and inserts. Extractor.

### Lounge

5.52m x 4.56m

Italian marble floor. Feature marble fireplace. uPVC double doors window to fore. uPVC double doors leading through to the

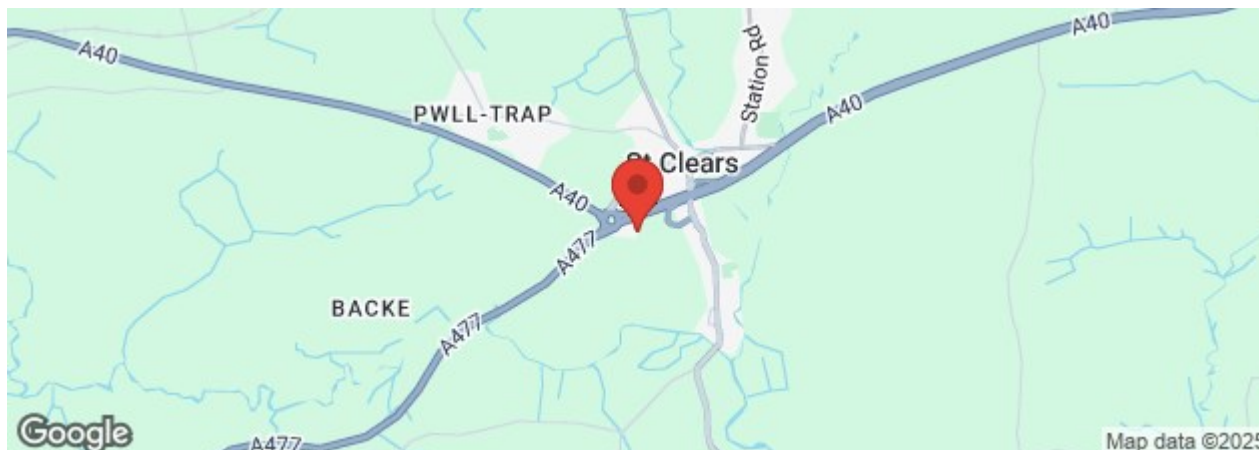
### Sunlounge

3.67m x 3.33m

Vaulted ceiling with special glazed skylight. Feature exposed pointed brick, cavity-built dwarf walls with uPVC double glazed windows to three sides with encapsulated bevelled motif. uPVC double glazed double doors leading out to the landscaped side garden area in turn leading to the rear gardens. Herringbone ceramic tiled floor. Power and lighting. Underfloor heating.

### Externally

Property is approached over a tarmacadam driveway nestled into a fan shape plot with driveway continuing up to the detached garage. Pathways to all sides of the property. The whole gardens have been carefully landscaped. Paved patio area with decorative gravelled area to the left hand side and variety of shrubbery and foliage throughout. Rear garden intersected by a wide range of shrubbery and foliage, very well maintained. Intersecting the lawned area is a pathway which leads to a Summerhouse under a pitched Larchwood shingled roof. Detached masonry built garage with a roller shutter door. External power points. 2 outside tap. Glass greenhouse. Timber Shed/Workshop. Vegetable plot. Featherboard fencing to the boundaries of the rear garden.











## Floor Plan



**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains Electricity, Water, Drainage and Oil.

**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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