

# Terry Thomas & Co

## ESTATE AGENTS



## Erw Las Ffynnongain Lane

St. Clears, Carmarthen, SA33 4AS

A Detached Bungalow with adjoining garage and front/rear gardens plus driveway, situated in a much sought-after location, in the popular village community of Pwll Trap, just 1 mile from the Town of St Clears and within 0.5 miles of the A40 Trunk Road. In brief, there is 3 Bedrooms and 2 Reception Rooms accommodation. Very well maintained gardens and grounds with views to the rear over the surrounding countryside. Equipped with double glazing and oil-fired central heating.

**\*\*Please note the property benefits from a new kitchen, new uPVC double glazed windows and doors\*\***

**Offers in the region of £340,000**

# Erw Las Ffynnongain Lane

## St. Clears, Carmarthen, SA33 4AS



### ENTRANCE

uPVC double glazed entrance door leading to vestibule hall.

### VESTIBULE HALL

uPVC double glazed window to fore. Doors leading through to dining room and lounge. Parquet flooring. Single panelled radiator.

### LOUNGE

17'10" x 13'1" (5.46m x 4.0m )  
Two panelled radiators with thermostats. uPVC double glazed window to side. TV point. Door through to rear hallway.

### DINING ROOM

12'4" x 11'3" (3.77m x 3.44m)  
uPVC double glazed window to side. Panelled radiator with grills and thermostat. parquet flooring. Door through to...

### KITCHEN

10'11" x 11'11" (3.34m x 3.65m)  
Fitted base & eye level units in a cream gloss colour door and drawer fronts and wood effect laminate work surface over. Stainless steel sink. Electric cooker point. Plumbing for dishwasher. uPVC double glazed window to rear overlooking the rear garden. uPVC six panel door leading out to the side entrance porch. Door through to rear hallway.  
Double panelled radiator with thermostat.

### REAR HALLWAY

Doors leading off to all bedrooms and shower room. Walk-in airing cupboard having fitted shelves and a panelled radiator.

### INNER HALLWAY

Panelled radiator with thermostat. access to loft space with a pull down hatch.

### SHOWER ROOM

Double shower enclosure with a Zanussi shower fitment, pedestal wash hand basin and a low level WC. uPVC double glazed window to rear. Part tiled walls. Single panelled radiator.

### FRONT BEDROOM 1

14'3" x 11'4" (4.35m x 3.46m)  
uPVC double glazed window to fore. panelled radiator with grills and thermostat.

### REAR BEDROOM 2

10'6" x 12'0" (3.22m x 3.66m)  
uPVC double glazed window to rear overlooking the rear garden and the surrounding countryside. Panelled radiator with grills and thermostat.

### REAR BEDROOM 3

10'6" x 8'8" (3.21m x 2.65m)  
uPVC double glazed window to rear overlooking the rear garden and the surrounding countryside. Single panelled radiator with grills and thermostat. fitted wardrobe unit comprising two double mirror fronted double wardrobes and a central dressing unit with cupboards over.

### SIDE ENTRANCE PORCH

Having a polycarbonate roof. Walk-in pantry style storage cupboard. Separate WC with a uPVC door leading out to the rear garden. Open way through to the...

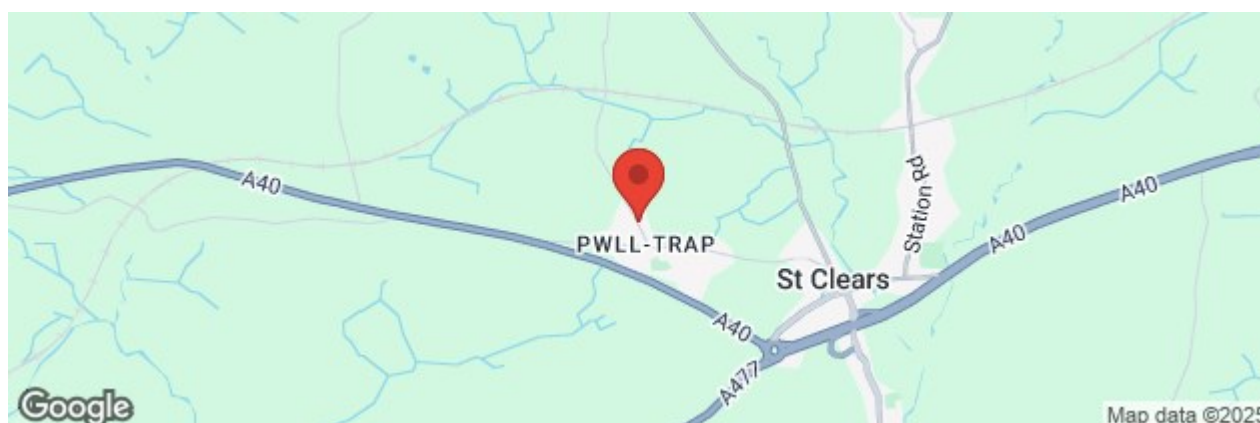
### SINGLE GARAGE

26'10" x 8'8" (8.2m x 2.65m)  
Electric door. Plumbing for washing machine. Oil fired boiler which serves the central heating system and heats the domestic water. Pre-lagged copper hot water cylinder with immersion and a Belfast sink.

### EXTERNALLY

Double gated entrance leading onto a tarmacadam driveway and to a linked SINGLE GARGAGE  
Pathway leading to the entrance door and the side entrance porch.  
Very well maintained rear garden with a large variety of shrubbery and foliage. Quarry paved patio area. Views over the surrounding countryside. Central lawned garden area.

To the front is a lawned garden with a variety of shrubbery and foliage to the borders. Pathway to the right hand side which leads to the rear.











## 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.

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>

