

Terry Thomas & Co

ESTATE AGENTS



65 Maes Abaty

Whitland, SA34 0HQ

Nestled in the charming location of Maes Abaty, Whitland, this detached 4-bedroom bay fronted house is a true gem waiting to be discovered. As you approach, you are greeted by a brick-paved driveway offering convenient off-road parking for two cars in tandem, leading to an adjoining single garage. The front of the property boasts a lawned garden, intersected by a paved pathway that leads to the rear garden, providing a outdoor space for relaxation or entertaining guests. The open storm porch, with its light oak finish uPVC double glazed entrance door, sets a welcoming tone as you step inside this inviting abode.

With two reception rooms, there is ample space for both formal gatherings and cosy nights in. The four bedrooms offer versatility, whether you need a home office, guest room, or simply desire extra space for your growing family.

Situated on a 0.11-acre plot, this property offers a sense of space and privacy, allowing you to create your own oasis in the heart of Whitland. Don't miss the opportunity to make this house your home and enjoy the best of detached living in this desirable location.

Offers in the region of £315,000

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Entrance hall

10'10" x 6'5" (3.32m x 1.98m)

Staircase to first floor open recessed understairs storage/coat area, panel radiator with grills, door through to lounge, door through to kitchen/dining room also door to...

Cloakroom/WC

Close coupled WC, wall mounted wash hand with chrome mixer tap fitment, chrome ladder towel radiator, distressed bathroom wall panelling. Light Oak uPVC double glazed window to fore. Wall mounted extractor.

Lounge

16'7" into bay window to fore x 12'9" (5.08m into bay window to fore x 3.91m)

Light Oak finish flooring, bay window with light Oak finish uPVC double glazed window to 3 sides. 2 panel radiators with grills thermostatically controlled. TV, sky and telephone connection points. French multi-glazed doors through to the....

Kitchen/dining room

11'11" x 12'9" (3.64m x 3.91m)

Range of base and eye level units with Oak finished door and drawer fronts, matt finish granite effect work surface over base units incorporating a 1 1/2 bowl stainless steel sink with mixer tap fitment. Free standing Zanussi mains gas cooker having 4 ring hob, grill and oven. Stainless steel chimney style extractor over, plumbing for dishwasher, space for fridge freezer. Light Oak finish uPVC double glazed window to rear, panel radiator with grills thermostatically controlled, LED downlighting. Bronzed effect ceramic tiled flooring, door through to....

Utility room

6'11" x 6'0" (2.12m x 1.83m)

Matching bronzed effect ceramic tiled flooring, fitted base

and eye level cupboards with Oak finished door fronts matt finish granite effect work surface over base units incorporating a single drainer sink with mixer tap fitment over. Plumbing for washing machine and space for tumble drier, panel radiator with grills thermostatically controlled. Light Oak finished uPVC double glazed door leading out to the side access and wall mounted extractor.

First floor landing area

Built in airing cupboard and access to loft space.

Front Bedroom 1

12'10" x 9'7" (3.92m x 2.93m)

Light Oak finished framed uPVC window to fore panel radiator with grill thermostatically controlled.

Family bathroom

9'10" x 6'3" (3.01m x 1.93)

Sottini suite comprising of a panelled bath, close coupled economy flush WC, wash hand basin with chrome mixer tap fitment, fitted within a vanity unit having light coloured grey door fronts. Corner shower enclosure with a chrome mixer tap fitment, body wash and rain shower head, wall mounted chrome ladder towel radiator. Distressed work effect part panelled walls, light Oak finished framed uPVC double glazed window to rear, extractor and LED downlighting.

Rear bedroom 2

9'5" m x 6'9" (2.88 m x 2.08)

Light Oak finished framed uPVC double glazed window to rear, panel radiator with grills thermostatically controlled.

Master bedroom 4

12'10" x 9'6" (3.93m x 2.92m)

Light Oak finished framed uPVC double glazed window to fore, panel radiator with grills thermostatically controlled.

En-suite

Close coupled economy flush WC, wash hand basin with vanity cupboard under with white high gloss finish. Shower enclosure with chrome mixer fitment and Corian effect Marblex panelled walls, wall mounted chrome ladder towel radiator. Light Oak finished framed uPVC double glazed window to fore, extractor fan.

Garage

Adjoining garage with an up and over door to fore, mains gas fired boiler which serves the central heating and heats the domestic hot water, uPVC double glazed door to the rear leading out to the rear garden.

Garden

Paved patio area with paved border which runs along the rear of the property and the right-hand side of the garden. Large lawned area and wooden fencing to 3 sides.





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains electricity, gas, water and drainage

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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