

Terry Thomas & Co

ESTATE AGENTS



65 Maes Abaty Whitland, SA34 0HQ

Located in the sought-after location of Maes Abaty, Whitland, this detached, bay-fronted 4-bedroom home offers spacious and versatile living in a tranquil cul-de-sac setting. The property combines comfort, practicality, and style, ideal for families or those seeking a peaceful retreat with convenient access to local amenities. To the front, a brick-paved driveway provides tandem off-road parking for two vehicles, leading to a single adjoining garage. The lawned front garden is complemented by a paved pathway giving side access to the landscaped rear garden an inviting outdoor space perfect for relaxing or entertaining.

The entrance is marked by an open storm porch with a light oak-effect uPVC double-glazed front door, creating a warm welcome into the home. Inside, you'll find two reception rooms, offering flexibility for formal dining, family gatherings, or cosy evenings in. The four bedrooms provide ample accommodation, with options for guest rooms, home offices, or a growing family's needs. Set within a well-established and desirable community, this immaculately presented home offers a rare opportunity to enjoy detached living in the heart of Whitland—a charming town with excellent transport links, schools, and amenities.

Early viewing is highly recommended.

Offers in the region of £315,000

65 Maes Abaty

Whitland, SA34 0HQ



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.

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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