

# Terry Thomas & Co

## ESTATE AGENTS



## Glanyrafon Cottage Bolahaul Road Carmarthen, SA31 2LP

Situated on Bolahaul Road in Carmarthen, this delightful detached split-level cottage-style house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, including a convenient en-suite, this property is ideal for families or those seeking extra space.

The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The landscaped gardens surrounding the property create a serene outdoor environment, perfect for enjoying the fresh air or hosting gatherings.

Convenience is key, as the property is located just approximately one mile from the heart of Carmarthen, where you can find a variety of shops, restaurants, and local amenities. Additionally, the property features off-road parking for up to four vehicles, including a detached garage, ensuring that parking is never a concern.

With modern comforts such as uPVC double glazing and oil-fired central heating, this home is designed for both warmth and efficiency. Whether you are looking for a peaceful retreat or a family home close to town, this property on Bolahaul Road is a wonderful opportunity not to be missed.

**Offers in the region of £315,000**

# Glanyrafon Cottage Bolahaul Road

## Carmarthen, SA31 2LP



### Entrance

Mahogany finished uPVC double glazed entrance door leading to entrance hallway. Which has solid slate flooring, feature Victorian style roll top radiator, uPVC double glazed window to the side with leaded lights and a uPVC double glazed window to fore with leaded lights. Part glazed Oak engineered door through to the open plan lounge/dining room.

### Lounge/dining room

Distressed wood effect flooring, feature Victorian style roll top radiator, feature exposed beams and part exposed pointed stone wall. Wood burner stove and at Mezzanine level a dining/further seating area with glass brick window to side and uPVC double glazed window to fore and Victorian style roll top radiator. Featured arched topped ledge and brace door through to inner hallway which has solid Oak door through to bathroom and solid Oak door through to kitchen/breakfast room.

### Kitchen/breakfast room separated into 2 parts

Breakfast area 3.35m x 1.86m

With a feature fireplace, an attractive part pointed stone brick wall, feature beams, fitted base unit with Oak worksurface over and plumbing for washing machine and space for tumble dryer, uPVC double glazed window to side and archway leading through to the kitchen area.

Kitchen area 2.40m x 1.90m

Range on modern base and eye level units in country cream finish door and drawer fronts with a solid Oak worksurface over the base unit, having an undermounted Belfast styled Blanco sink with a chrome hot and cold tap fitment over, 4 ring LP gas hob with a stainless-steel chimney style extractor over, fan assisted oven/grill, space for fridge freezer and fully integrated dishwasher. uPVC double glazed window to side and spot lighting.

### Bathroom

7'4" x 5'10" (2.26m x 1.79m)

A 3-piece suite comprising of a low-level WC, pedestal wash hand basin and a panel bath with Victorian style chrome mixer shower and tap fitment and a Mira Sport power shower fitment over with a glass shower screen, downlighting, extractor and uPVC double glazed window to rear, single panel radiator thermostatically controlled.

Lower ground floor is another hallway with doors I

### Bedroom 1 with en-suite

11'1" x 11'8" (3.40m x 3.57m)

uPVC double glazed window to rear, Victorian style roll top radiator thermostatically controlled, feature exposed beams and built in 3 x double and 2 x single wardrobe unit with solid Oak door fronts.

### En-suite

Low level WC, pedestal wash hand basin and shower cubicle with an electric shower fitment, downlighting, extractor, uPVC double glazed window to rear and single panel radiator thermostatically controlled, floor to ceiling tiled walls.

### Bedroom 2

14'3" x 7'1" (4.35m x 2.18m)

Feature exposed beamed ceiling, roll top Victorian style roll top radiator, uPVC double glazed window to side.

### Bedroom 3

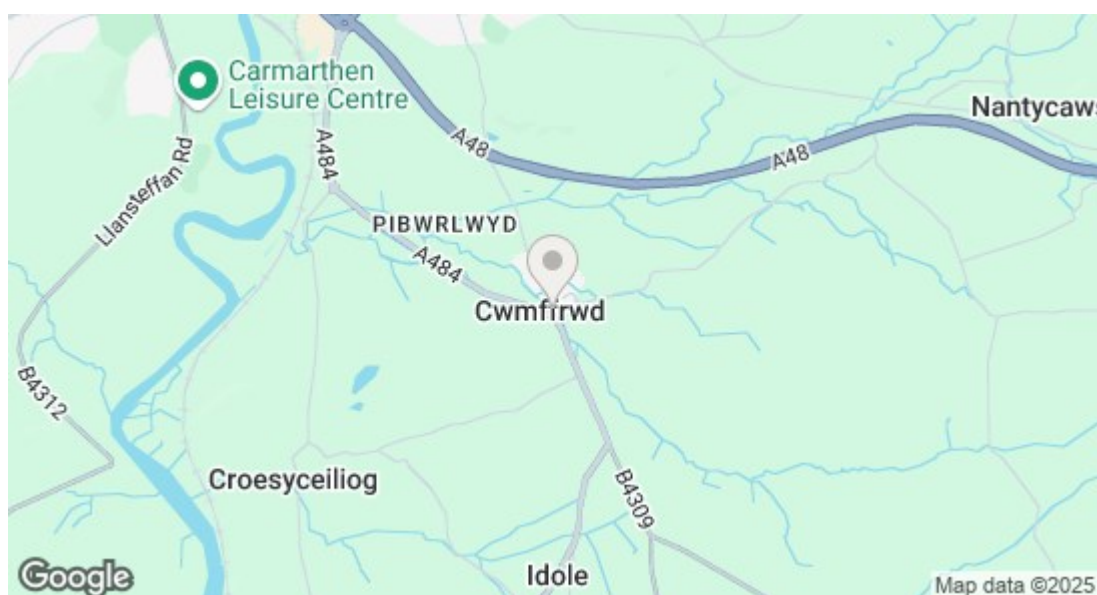
11'5" x 7'2" (3.49m x 2.19m)

uPVC double glazed window to side, feature exposed beamed ceiling, roll top Victorian style roll top radiator.

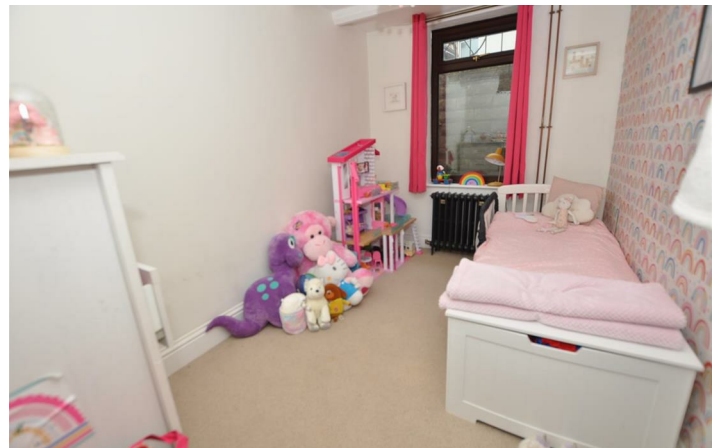
### Externally

Property is surrounded by landscaped gardens, lawned

garden area to fore with a timber summer house, paved patio area to fore, masonry-built workshop store shed to side and an additional store shed to rear. External oil-fired combination boiler. Off road parking to the side of the property on a decorative stone gravelled area, across the road from the property is a detached garage of traditional cavity-built construction with an up and over door to fore, window to side and power and lighting. Additional parking area to fore on a concreted hardstanding for 2-3 vehicles.









Floor Plan

**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** E

**Services:** Mains electricity, water, private drainage and Oil-fired 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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