

Terry Thomas & Co

ESTATE AGENTS



13 Llys Y Croft

Whitland, SA34 0HG

Located in the charming town of Whitland, Llys Y Croft presents an exceptional opportunity for those seeking a spacious family home. This delightful house boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-proportioned layout includes four generously sized bedrooms, providing ample space for family members or guests alike. The property features a well-appointed bathroom, ensuring convenience for daily routines. With its thoughtful design and comfortable living spaces, this home is ideal for families or individuals looking for a peaceful retreat in a friendly community. Whitland itself is known for its picturesque surroundings and a welcoming atmosphere, making it a wonderful place to call home. The local amenities, including shops, schools, and parks, are all within easy reach, enhancing the appeal of this property. Llys Y Croft is not just a house; it is a place where memories can be made and cherished. If you are in search of a home that combines comfort, space, and a lovely location, this property is certainly worth considering.

Offers in the region of £229,000

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Entrance Hallway

Canopied storm Porch. uPVC Double glazed door leading to hallway. Hallway having staircase to first floor. Recess under stairs for coats and storage area. LED downlighting. Door through to lounge.

Lounge

10'4" x 14'0" (3.16m x 4.28m)
(2x) uPVC double glazed windows to fore. Panel radiator with grilles thermostatically controlled. Open way through to an open plan L shaped kitchen/dining room.

L shaped kitchen/dining room

20'7" x 7'10" extending to 18'11" x 8'11" (6.28m x 2.41m extending to 5.78m x 2.72m)

Dining Area

uPVC double glazed window to fore to the dining area. Carpeted floor. Panel radiator with grilles thermostatically controlled. LED downlighting.

Kitchen Area.

Newly fitted high gloss finish black coloured door and drawer fronts. Wood effect worksurface over the base unit incorporating a 1½ bowl stainless steel sink with mixer tap fitment over. Breakfast bar area. Fully integrated dishwasher. "Smeg" cooker range having a 5 ring gas hob, double oven and grill with a stainless steel chimney style extractor over. One of the wall mounted cupboards houses the "Ideal" mains gas fired combination boiler which serves the central heating system and heats the domestic water. 2 uPVC double glazed windows to the rear and uPVC double glazed window to fore. uPVC double glazed stable style rear door which leads out to the rear garden.

Utility room/cloak room

7'11" x 5'11" (2.42m x 1.82m)
Plumbing for washing machine and space for tumble dryer. Gloss finish granite effect worksurface over and brick effect tiled back. uPVC doubled glazed window to the side. Low level WC, Panel radiator with grilles thermostatically controlled.

First floor landing

Access to loft space.

Rear bedroom 1

10'6" x 11'1" (3.22m x 3.4m)
uPVC double glazed window to rear. Panel radiator with grilles thermostatically controlled.

Front bedroom 2

maximum into passageway 10'7" narrowing to 8'3" x (maximum into passageway 3.23m narrowing to 2.52m x)
uPVC double glazed window to fore. Panel radiator with grilles thermostatically controlled.

Bedroom 3

8'4" x 8'0" (2.55m x 2.44m)
uPVC double glazed window to rear. Panel radiator with grilles thermostatically controlled.

Bedroom 4

9'0" x 15'10" (2.75m x 4.85m)
Vaulted style ceiling. Built in wardrobes to the eaves storage space. Double glazed velux window to rear. Panel radiator with grilles thermostatically controlled.

Family Bathroom

6'11" x 5'11" (2.12m x 1.81m)
Close coupled economy flush WC. Wash hand basin

fitted with in the vanity unit having high gloss white coloured door fronts. Panel bath with speckled marbelex panel walls. Mixer tap fitment. Plus additional chrome mixer shower fitment with rain shower head and glass shower screen over. uPVC double glazed window to rear. Pannel radiator with grilles thermostatically controlled.

Summer House.

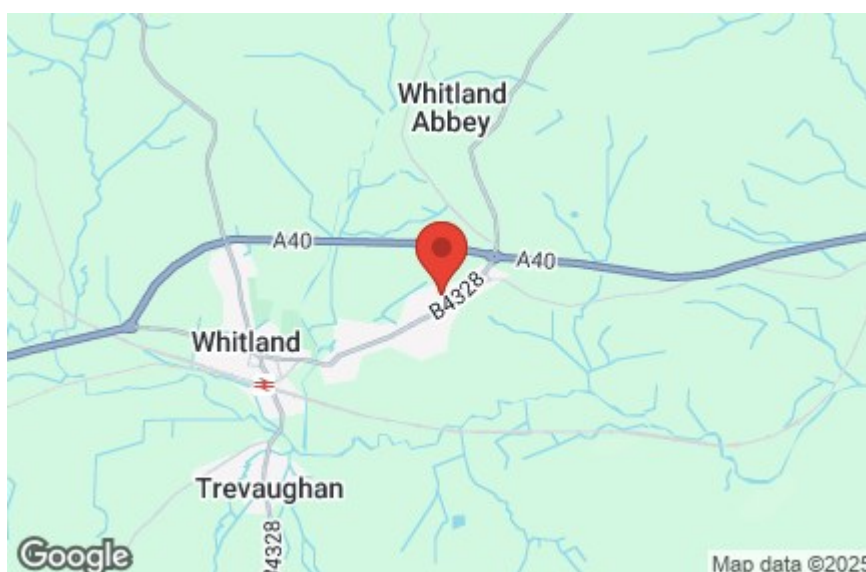
8'11" x 14'11" (2.74m x 4.57)
uPVC double glazed patio doors. uPVC double glazed window to fore. Power and lighting.

Externally

Semi detached 4 bed fully refurbished and modernised. Property is easily accessible in a private cul-du-sac with a tar macadamed driveway and hard standing to fore with ample parking space. Decorative plumb slate garden area which then leads on to Astroturf garden area and in turn leads to the summer house. Pathway to the right hand side of the property which lead to the rear garden. Dog and child friendly. Paved patio area and outside tap.

Services

Mains Water, electricity and Drainage.







Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: D

Services:

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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