

Terry Thomas & Co

ESTATE AGENTS



9 Clos Y Fedw

Rhydargaeau, Carmarthen, SA32 7AZ

Situated in the charming rural settlement of Rhydargaeau, just a short 10-minute drive from the bustling town of Carmarthen, this remarkable detached house offers a perfect blend of comfort and modern living. With five spacious reception rooms, five well-appointed bedrooms, and four bathrooms, this property is designed to accommodate both family life and entertaining with ease.

One of the standout features of this home is the integral self-contained annexe, which includes three additional bedrooms, making it ideal for guests, extended family, or even as a rental opportunity. The main house and annexe both feature a quality kitchen/breakfast room, ensuring that culinary enthusiasts will feel right at home. The bright and airy sun lounge provides a delightful space to relax, seamlessly connecting to the beautifully maintained garden at the rear, perfect for enjoying the outdoors.

The property is equipped with modern conveniences, including underfloor heating throughout, ensuring warmth and comfort during the colder months. Additionally, the presence of 4kw solar panels and an air source heat pump highlights the property's commitment to energy efficiency.

Parking is plentiful, with space for approximately four to five vehicles, making it convenient for families or those who enjoy hosting gatherings. This stunning home in Rhydargaeau is not just a property; it is a lifestyle choice, offering both tranquility and accessibility to local amenities. Whether you are looking for a family home or a property with potential for additional income, this residence is sure to impress.

Offers in the region of £595,000

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Hallway

20'3" x 11'10" (6.19 x 3.63)

Handmade oak dogleg staircase to first floor. Understairs storage.

Shower room

3-piece suite in white comprising close coupled economy flush WC, wash hand basin with vanity cupboard under, corner shower enclosure with chrome mixer shower fitment and drench head. Wall-mounted chrome ladder towel radiator.

Lounge

27'0" x 13'2" (8.24 x 4.02)

Open way through to kitchen/breakfast room. Double glazed doors leading to sun lounge.

Sun Lounge

17'9" x 10'3" (5.42 x 3.13)

Vaulted glazed ceiling. uPVC double glazed double doors leading to the garden.

Kitchen / Breakfast room

19'2" x 13'4" (5.86 x 4.08)

A range of newly fitted base and eye-level units with medium grey coloured door and drawer fronts and matte stone-effect worksurface over, incorporating a 1½ bowl stainless steel sink with chrome mixer tap fitment. Fully integrated dishwasher, fridge-freezer, micro-oven, fan-assisted oven grill, washing machine, dryer and dishwasher. Pull-out larder unit. 4-ring 'Neff' induction hob with pull-out extractor over. Breakfast bar area with removable central island unit with store cupboards under.

First Floor

Landing

Half-galleried. Handmade oak dogleg staircase to second floor.

Bedroom 1

13'4" x 13'2" (4.07 x 4.02)

Bedroom 2

13'1" x 13'4" (4.01 x 4.07)

Bedroom 3

11'10" x 9'4" (3.63 x 2.86)

Family Bathroom

11'9" x 8'1" (3.59 x 2.48)

4-piece suite comprising centrally positioned slipper bath with

chrome mixer tap and shower fitments. Vanity unit incorporating Bedroom 2

a close coupled economy flush WC and wash hand basin.

13'2" x 14'10" (4.03 x 4.53)

Worksurface to either side of the sink unit. Built-in storage

cupboards under. Open walk-in shower with chrome mixer shower

fitment with drench head. Extractor. Wall-mounted chrome ladder

towel radiator.

Second Floor

Bedroom 4

13'8" x 16'5" (4.18 x 5.01)

Bedroom 5 / Home Office

13'2" x 16'4" (4.02 x 5.00)

ANNEXE

Underfloor heating throughout.

Sitting room

13'3" x 10'0" (4.04 x 3.06)

Potential to be converted to ground floor bedroom with en-suite facility.

Lounge

18'10" x 11'5" (5.75 x 3.49)

Door through to kitchen/breakfast room.

Kitchen / Breakfast room

11'4" x 11'8" (3.47 x 3.57)

A range of newly fitted base and eye-level units with medium grey coloured door and drawer fronts. Stone-effect worksurface over. Stainless steel sink. Fully integrated fridge freezer and dishwasher. Double oven/fan assisted grill. 4-ring induction hob with pull-out extractor. Breakfast bar area.

Utility room

5'9" x 5'11" (1.77 x 1.81)

Fitted base unit with medium grey door fronts with stone-effect worksurface over. Full integrated washing machine. Extractor.

Shower room

3-piece suite in white comprising open walk-in shower with chrome mixer shower fitment with drench head. Vanity unit incorporating close coupled economy flush WC. Wash hand basin with high gloss grey coloured door fronts and worksurface to side of sink unit. Extractor. Wall-mounted chrome ladder towel radiator.

Bedroom 1

12'1" x 8'0" (3.69 x 2.45)

Family Bathroom

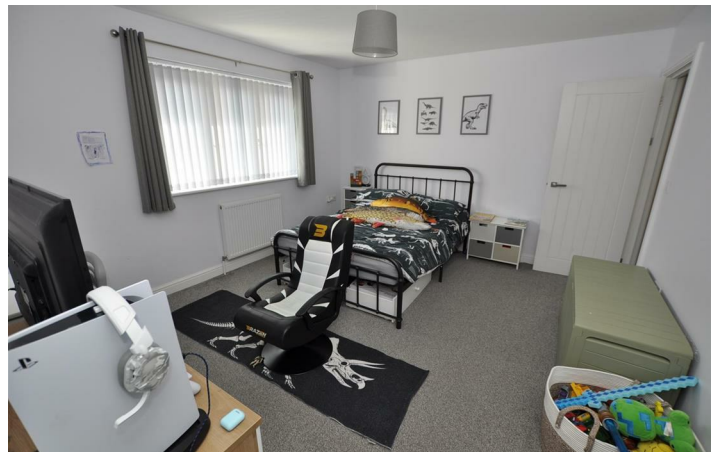
11'11" x 6'9" (3.64 x 2.08)

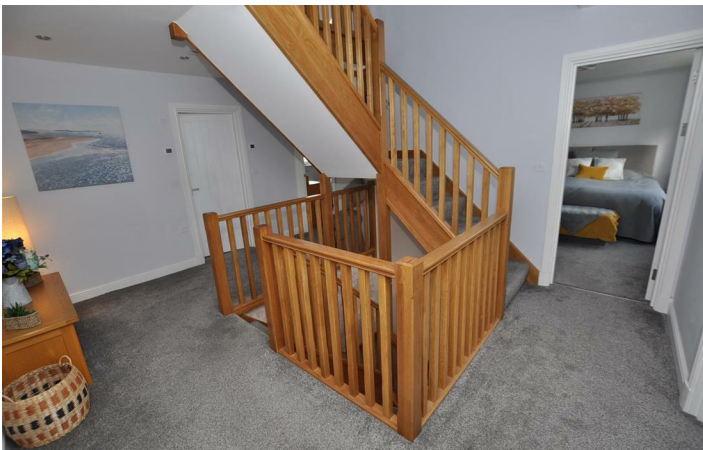
Open walk-in shower with chrome mixer shower fitment with drench head. Panel bath with chrome mixer tap fitment and shower attachment. Close coupled economy flush WC. Wash hand basin with vanity cupboard under.

Externally

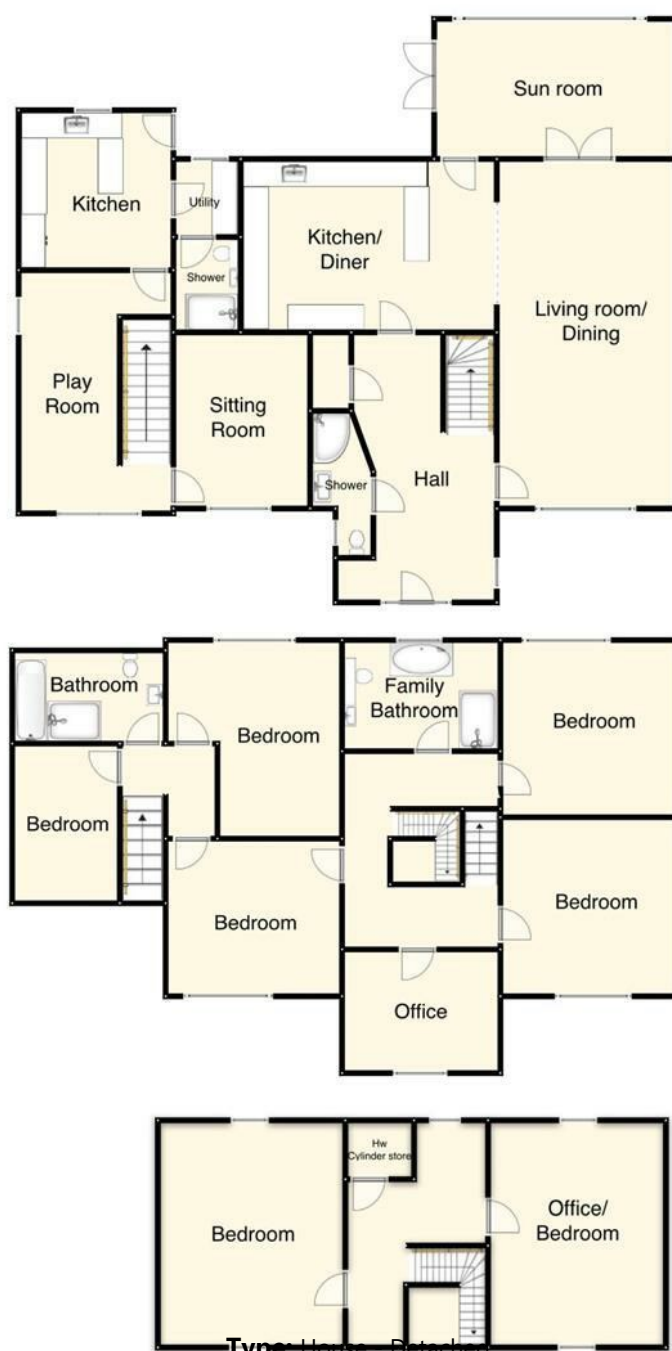
Two entrances onto a tarmac driveway. Newly-planted topiary trees to borders. Pathways to either side of property. To rear is enclosed garden with composite panelled fencing to all sides. Natural stone paved patio area. Summer house (12ft x 8ft)/office plus 2 storage sheds. Synthetic levelled grass area with golden flint decorative stone to border.







Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: G

Services: Mains Electricity, drainage and water. 4kw solar panels. Air source heats source system. Pressured system.

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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| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 87 | 92 |
| | |
| England & Wales | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |
| | |
| England & Wales | |