

Terry Thomas & Co

ESTATE AGENTS



3 Lon Ddewi

Meidrim, Carmarthen, SA33 5QR

Welcome to 3 Lon Ddewi, a charming semi-detached house nestled in the picturesque village of Meidrim, Carmarthenshire. This delightful property boasts three well-proportioned bedrooms and two modern bathrooms, making it an ideal home for a growing family. Spanning an impressive 1,066 square feet, the house offers ample space for comfortable living.

Upon entering, you will be greeted by a newly fitted kitchen that seamlessly blends style and functionality, perfect for preparing family meals. The expansive open-plan living and dining room provides a warm and inviting atmosphere, ideal for both relaxation and entertaining loved ones. The property has also been enhanced with a newly fitted bathroom and a convenient wet room, ensuring that all your family's needs are met.

Set in a tranquil rural location, this home offers a peaceful retreat from the hustle and bustle of everyday life. The unrestricted on-street parking adds to the convenience, making it easy for you and your guests to come and go. The large lawned gardens surrounding the property provide a wonderful space for outdoor activities, gardening, or simply enjoying a quiet moment with a cup of tea in the fresh air. Embrace the serenity of rural living while still being within easy reach of essential amenities. Do not miss the opportunity to make this lovely property your new home.

Offers in the region of £199,999

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Open canopy storm porch uPVC double glazed entrance door, leading through to entrance hall which duals as a home office. 4.10m x 2.11m panelled radiator staircase leading to first floor. Open way leading through to open plan

Entrance

4.10m x 2.11m

Open canopy storm porch uPVC double glazed entrance door, leading through to entrance hall which duals as a home office. Panelled radiator staircase leading to first floor. Open way leading through to open plan

Lounge/Dining Room

7.84m x 3.30m

2 uPVC windows to rear, 2 double panelled radiators, feature fireplace with multifuel stove on a slate hearth. Skimmed and coved ceilings throughout. Built-in store cupboard. Feature Rayburn Royale oil fired serves the Central heating system and heats the domestic hot water on a quarry tiled hearth.

Kitchen

max 13'0" x 6'10" (max 3.98m x 2.09m)

Range of modern, newly fitted base and eye level units with slate grey door and drawer fronts. Gloss finish speckled marble effect worksurface over the base unit with matching splashback incorporating 1 ½ bowl composite sink. 4 ring induction hob with a Neff chimney style extractor over. Plumbing for dishwasher. Bosch fan assisted oven/grill. LED downlighting.

uPVC double glazed window to fore. Quarry tiled floor.

Side Entrance Hall

with uPVC double glazed entrance door to fore and uPVC double glazed door leading out to the rear garden. Terracotta coloured ceramic tiled floor. Panelled radiator. Door to

Wet room

2.16m x 2.40m

Autumn leaf uPVC double glazed window to fore, pedestal wash hand basin, close coupled WC. Shower area with i-flow power shower fitment part tiled walls and panelled radiator with grills, thermostatically controlled. Manrose extractor.

Utility room

2.16m x 2.42m

Plumbing for 2 Washing machine and tumble dryer. Terracotta coloured ceramic tiled floor. Space for fridge freezer. Fitted eye level cupboards. Panel radiator with grills, thermostatically controlled.

First floor

Part galleried landing area with access to loft space and doors leading to all bedrooms. Electric panel heater. uPVC double glazed window to fore.

Rear Bedroom 1

3.09m x 3.34m

uPVC double glazed window to rear with views over the garden and surrounding countryside. Airing cupboard with Copper hot water cylinder.

Bathroom

1.83m x 2.08m

Newly fitted modern suite with a porcelain tiled bath, pedestal wash hand basin with chrome hot and cold tap fitment, close coupled economy flush WC, Porcelain tiled floor and floor to ceiling porcelain tiled walls. LED downlighting. uPVC double glazed window to side.

Rear Bedroom 2

4.02m x 3.34m

uPVC double glazed window to rear. Built-in double cupboard.

Front Bedroom 3

Double panelled radiator. uPVC double glazed window to the fore. Built-in wardrobe/storage cupboard.

Garden

Property stands on a large plot with a generous sized walled lawned garden to the fore, to the rear decked patio area, long level lawned garden bounded to one side with established hedge and fencing to the other side. Mains Electricity, Drainage, Water and Oil.





Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: C

Services: Mains water, electricity 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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