

Terry Thomas & Co

ESTATE AGENTS



Llysawelon

Llanybri, Carmarthen, SA33 5HG

Situated in the scenic village of Llanybri, Carmarthen this delightful semi-detached house offers a harmonious blend of traditional character and modern comfort. Featuring two spacious double bedrooms it's an ideal choice for couples, small families, or downsizers. The inviting reception room provides a warm and welcoming space, perfect for relaxing or entertaining, enhanced by recent sympathetic modernisation that preserves the home's original charm. A highlight is the detached masonry-built garage with an up-and-over door and private parking space to the front, accessed via a concrete pathway through the neat front garden. To the rear, additional garden area flourish with mature shrubbery and foliage, formerly a vegetable plot—ideal for gardening enthusiasts to create their own outdoor retreat. With ample parking, this property combines practicality with a lovely outdoor space full of potential. Whether you're a first-time buyer or looking for a character-filled home to downsize into, this Llanybri gem is an opportunity not to be missed.

Offers in the region of £187,500

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Property

Charming Semi-Detached Two-Bedroom Home with Detached Garage and delightful Cottage Garden.

Entrance Hallway

A jade-coloured composite entrance door with triple latch security opens into the home, flanked on both sides by uPVC double-glazed panels and complemented by an additional sash window, allowing plenty of natural light. The floor is finished with elegant slate-effect ceramic tiles, offering both style and practicality. A part-bevelled glazed door leads into the inner lobby, where a staircase leads to the first floor. An engineered oak door provides access to the lounge.

Lounge

5.85m x 4.46m

Featuring a charming quarry-tiled floor, the lounge is bright and welcoming, with two uPVC double-glazed windows to the front aspect allowing plenty of natural light. A wood-burning stove adds a cosy focal point to the room, perfect for cooler evenings. Heating is provided by a panelled radiator with grills, thermostatically controlled for efficient temperature regulation. An Engineered Oak door opens into a spacious walk-in understairs cupboard, ideal for coats and round general storage. An open-plan layout flows seamlessly through to the kitchen, enhancing the sense of space and connectivity.

Kitchen

4.76m x 1.97m

A well-appointed kitchen fitted with a range of light grey base units, complemented by wood-effect work surfaces for a modern yet warm aesthetic. A White composite single drainer sink sits neatly within the worktop, positioned for ease of use. Cooking facilities include a four-ring ceramic hob with a stainless steel chimney-style extractor hood above, and a built-in Oven/Grill below. Additional features include LED downlighting for a bright, contemporary finish and a panelled radiator with grills thermostatically controlled for comfortable heating. Natural light flows in through uPVC double-glazed windows to the rear and side. While a composite side Entrance Door offers convenient access to the exterior.

Utility Room

A practical space housing the oil-fired Worcester Bosch combination boiler, which efficiently serves both the central heating and domestic hot water systems. The room includes plumbing for a washing machine and benefits from natural light via a uPVC double-glazed window to the rear. An ideal area for laundry and additional storage.

Bathroom

2.34m extending to 2.92m (into passage) x 1.89m

A well-proportioned bathroom fitted with a panelled bath, pedestal wash hand basin, and a close-coupled economy flush WC. The space is finished with slate-effect ceramic floor tiles and mostly tiled walls for a clean and practical finish. A uPVC double-glazed window to the rear provides natural light, complemented by an extractor fan for ventilation. Heating is provided by a panelled radiator with grills.

Landing

A bright landing area featuring a uPVC double-glazed window to the rear, allowing natural light to flow through. Warmth is provided by a panelled radiator with grills, thermostatically controlled, ensuring comfort year-round.

Bedroom 1

3.93m x 2.75m (max)

A spacious double bedroom enjoying extensive views over the front garden and open countryside, stretching towards the Preseli Mountains — a true highlight of this room. A uPVC double-glazed window frames the picturesque outlook, while a panelled radiator with grills and thermostatic control ensures year-round comfort. The room also benefits from a built-in walk-in wardrobe, offering generous storage space.

Bedroom 2

4.80m x 3.20m

A generously sized double bedroom featuring characterful exposed floorboards, which run throughout the first floor. Comfort is provided by a panelled radiator with grills, thermostatically controlled. An oak-engineered door leads

through to an ensuite, adding convenience and a touch of luxury to this versatile space.

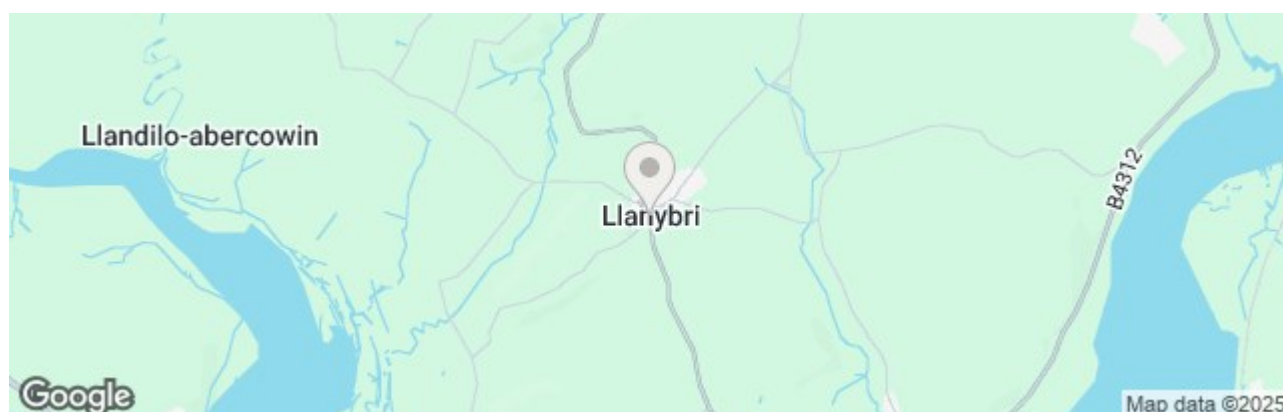
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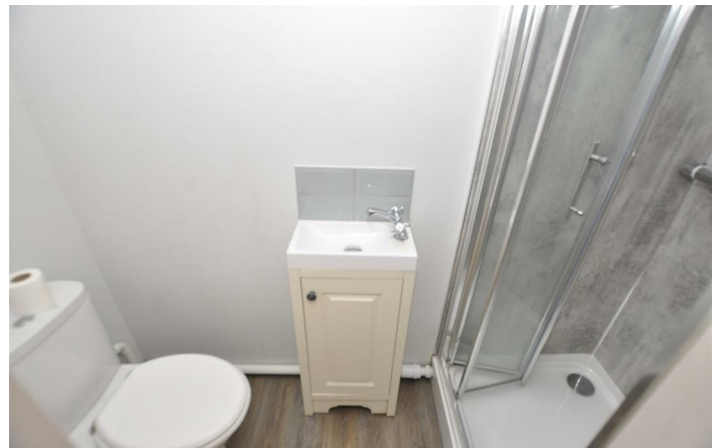
Well-appointed with a close-coupled economy flush WC with macerator, a wash hand basin featuring a chrome mixer tap and tiled splashback, and a fully enclosed shower cubicle fitted with a chrome mixer shower. A compact yet functional space, designed for everyday convenience with a modern finish.

Masonry Built Garage

7.71m x 4.07m (internal)

A spacious Masonry constructed detached garage, featuring power and lighting connections for convenience. The garage is accessed via an up-and-over door to the front and a sliding entrance door to the side.





Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: D

Services: Mains Electricity, Drainage, Water and Oil Central Heating.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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