

# Terry Thomas & Co

## ESTATE AGENTS



## Harvest Moon Trem Y Cwm

Llangynin, St Clears, SA33 4JQ

Situated in the picturesque village of Llangynin, Harvest Moon is an exceptional home that beautifully blends rural tranquillity with modern comforts. Positioned on an exclusive cul-de-sac, this striking property welcomes you through double five-bar gates onto a charming brick-paved driveway, offering ample off-road parking and access to an integral garage.

Step inside to discover a thoughtfully designed interior featuring three versatile reception rooms, perfect for both entertaining and quiet relaxation. The home offers four generously sized bedrooms and two stylish bathrooms, all finished with tasteful decor and meticulous attention to detail that creates a warm, inviting atmosphere.

A true highlight of Harvest Moon is the south-facing balcony, offering breathtaking panoramic views of the rolling Welsh countryside. Whether you're sipping your morning coffee or unwinding at sunset, this is a space to savour nature's ever-changing beauty.

Ideally situated just a short drive from the quaint town of St. Clears and within easy reach of Carmarthen, the property provides the perfect balance of rural peace and urban convenience—with local shops, cafes, and essential amenities close at hand.

More than just a house, Harvest Moon is a place to create cherished memories—a welcoming, stylish home where you can truly relax and enjoy the best of countryside living.

**Offers in the region of £389,995 Subject to contract**

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### Entrance

4'7" x 7'3" (1.41m x 2.22m)

Light Oak finish framed uPVC double glazed entrance door leading to entrance porch. The entrance porch having ceramic tiles. Panel radiator with grilles thermostatically controlled. Light Oak finish framed uPVC double glazed window to either side. door leading through to dining room.

### Dining room

15'7" x 13'2" (4.77m x 4.02)

Open staircase to first floor, doors leading off to lounge, kitchen/dining/family room. Oak finish flooring. Panel radiator with grilles thermostatically controlled. Telephone point.

### Lounge

13'1" x 14'7" (4.0m x 4.47m )

Oak finish flooring. Light Oak finish framed uPVC double glazed window to fore. Panel radiator with grilles thermostatically controlled.

### Kitchen/dining/family room

26'7" x 11'0" extending to 11'11" (8.12m x 3.37m extending to 3.65m)

The kitchen area having a range of modern fitted base and eye level units with country cream coloured door and drawer fronts and a matte finish granite effect work surface over the base unit incorporating a porcelain 1 1/2 bowl sink with chrome mixer tap fitment. A 'Neff' double fan assisted oven/grill. Fully integrated fridge freezer and fully integrated dishwasher. Breakfast bar area, beige and brown checkered tiled walls between the base and eye level units. A 'Neff' 4 ring halogen hob with a stainless steel chimney extractor over. LED downlighting. Door to utility room. Light Oak finish framed uPVC double glazed window to rear with extensive views over the surrounding countryside. the dining/family area has a panel radiator with grilles thermostatically controlled. Light Oak finish framed uPVC double glazed patio doors leading out to the sun terrace which has timber decking and galvanised balustrading and panoramic views over the surrounding countryside. Light Oak finish flooring in the dining/family area and ceramic tiled floor in the kitchen area.

### Utility room

8'2" x 7'1" (2.49m x 2.18m)

Fitted base and eye level units with country cream door fronts.

Matte finish granite effect work surface over the base unit.

Stainless steel single drainer sink. Plumbing for washing machine and space for tumble dryer. Beige and brown checkered tiled walls between the base and eye level units. Ceramic tiled floor.

Panel radiator with grilles thermostatically controlled. Light Oak finish framed uPVC double glazed door leading to steps that lead down to the rear garden. Light Oak finish framed uPVC double glazed window to rear with views over the surrounding countryside. Door to the integral garage. Door to cloak room/W/C

### Cloak room/ W/C

Which has a close coupled economy flush W/C and a pedestal wash hand basin with tiled splash back. Light Oak finish framed uPVC double glazed window to side. Ceramic tiled floor. Panel radiator with grilles thermostatically controlled.

### Integral garage

17'3" x 11'4" (5.28m x 3.47m)

A roller shutter garage door to fore. Two fluorescent strip lights. Light Oak finish framed uPVC double glazed window to side.

### First floor landing

The first floor landing is half galleried. with doors leading off to all bedrooms and bathroom. with access to the loft space.

### Front bedroom 1

11'5" x 13'0" (3.48m x 3.97m )

Light Oak finish framed uPVC double glazed window to fore. Double panel radiator with grilles thermostatically controlled.

### Master bedroom 2 with En-suite

13'10" x 14'8" (4.24m x 4.48m)

Light Oak finish framed uPVC double glazed window to fore. Double panel radiator with grilles thermostatically controlled. TV point. Walk-in wardrobe/dressing room.

### En-suite

Shower cubicle with a chrome mixer shower fitment over and fully tiled walls. Close couple economy flush W/C, floating wall mounted wash hand basin with chrome mixer tap fitment. Wall mounted chrome ladder towel radiator. Floor to ceiling tiled walls and ceramic tiled floor. Extractor.

### Rear bedroom 3

11'4" x 12'9" (3.46m x 3.89m)

Light Oak finish framed uPVC double glazed window to rear over looking the rear garden and extensive panoramic views over the rolling countryside. Panel radiator with grilles thermostatically controlled.

### Family bathroom

8'9" x 7'4" (2.67m x 2.25m)

A corner shower enclosure with chrome mixer shower fitment. Floating wall mounted wash hand basin with chrome mixer tap fitment. Close coupled economy flush W/C. Panel bath. Chrome wall mounted ladder towel radiator. Light Oak finish framed uPVC double glazed window to rear. Ceramic tiled floor and floor to ceiling tiled walls. Extractor.

### Rear bedroom 4

9'4" x 7'11" extending to 11'5" (2.86m x 2.43m extending to 3.49m)

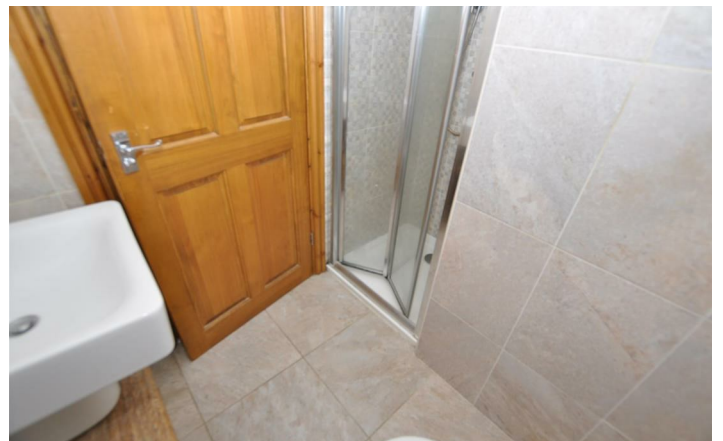
Double glazed velux window to rear. Telephone point.

### Externally

The property is located on an executive cul-de-sac with a double five bar gated access leading onto a brick paved driveway which provides off road parking and also leads up to the integral garage. The gardens throughout have been extensively finished with a large variety of shrubbery, foliage and fruit trees. Lawned garden area to fore with a dwarfed brick wall to its boundary which joins the pathway that leads up to the entrance door and accesses to all sides of the property. Also gated accesses to the rear garden. A raised galvanised steel structured balcony with galvanised balustrade and timber deck flooring which enhances the benefit of the rolling countryside. Open area under the balcony with natural fossil stone paving slabs which then leads on to the formal rear garden and a panoramic view of the rolling countryside. Bunded oil tank











## Floor Plan



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

**Services:** Mains Electricity and Water. Drainage is via a Biodisc drainage system. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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