

# Terry Thomas & Co

## ESTATE AGENTS



## Dyffryn Taf

St. Clears, Carmarthen, SA33 4EJ

Nestled in the charming prophecy of St. Clears, Carmarthen, this deceptively spacious detached bungalow is a hidden gem waiting to be discovered. As you approach the property, you are greeted by a tarmac driveway leading to a detached garage/workshop, providing ample parking and turning space.

The front of the property boasts a beautifully landscaped southwest-facing garden, complete with a brick-paved patio area featuring a tranquil pond, a gravelled pathway, and raised shrubbery borders that seamlessly flow into a lush lawned garden. On the right-hand side of the property, an enclosed south-facing patio area awaits, perfect for enjoying the sunny days ahead.

This property offers a unique opportunity to own a home surrounded by generous gardens and grounds. Don't miss the chance to make this bungalow your own slice of paradise in the picturesque setting of St. Clears.

**Offers in the region of £345,000 subject to contract**

# Dyffryn Taf

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### Entrance

Open storm porch, door through to hallway with Oak finished flooring single panelled radiator thermostatically controlled. Inner hallway with doors to bedrooms and family bathroom. Access to loft space. Built in double cupboard. Door through to

### Open plan Kitchen/Dining/Family Room:

22'2" x 9'10" (6.76m x 3.01m)

Kitchen having range of fitted modern base and eye level units with Matt white finish door and drawer fronts and a gloss finish speckled granite effect worksurface over the base unit incorporating a Lamona composite sink with chrome mixer tap fitment. 4 ring-mains gas hob with stainless steel with chimney style extractor over. Fan assisted over/grill. Fully integrated dishwasher. Breakfast bar area with gloss finish speckled granite effect worksurface over. Slate effect ceramic tiled floor. uPVC double glazed window to rear. Door through to the utility room 1. Dining area of the kitchen has Oak finished flooring. uPVC bi-folding doors leading through to the Conservatory/Sunlounge. Multi-glazed French doors leading through to the Lounge.

### Conservatory/Sunlounge:

8'11" x 10'2" (2.74m x 3.11m)

Oak finish flooring. Dwarfed walls with Light Oak finished framed uPVC double glazed windows to three sides. uPVC French doors leading out to the front paved patio area and additional uPVC double glazed door leading out to the side paved area. uPVC double glazed vaulted ceiling. Panelled radiator with grills and power and lighting.

### Lounge:

11'7" x 16'8" (3.54m x 5.1m)

Feature fireplace with a reconstituted pointed stone

chimney breast incorporating a living flame mains gas fire on a marble hearth. Double panelled radiator. Light Oak finish frame uPVC double glazed window to fore overlooking the garden and extensive rural views beyond.

### Utility Room 1:

11'6" x 4'10" (3.53m x 1.48m)

Slate effect ceramic tiled floor. Space for Fridge/Freezer and appliances. Wall mounted Worcester mains gas fired combination boiler which serves the central heating system and heats the domestic water. Light Oak finish uPVC double glazed window to the rear. Light Oak finish frame uPVC double glazed door leading through to

### Utility room 2:

12'3" x 8'5" (3.75m x 2.58m)

Fitted base unit with high gloss grey coloured drawer and door fronts with a matt finish granite effect worksurface over the base unit. Further matt finish granite effect worksurface area with plumbing for washing machine and space for tumble dryer. Wall mounted wash hand basin with hot and cold tap fitments. Two Light Oak Finish frame uPVC double glazed doors leading out to the rear paved patio. With power and lighting.

### Bedroom 1

14'0" x 9'8" (4.27m x 2.97m)

Single panelled radiator, thermostatically controlled. Light Oak finish framed uPVC double glazed door.

### Front Bedroom 2:

11'9" x 10'3" (3.59m x 3.14m)

Single panelled radiator thermostatically controlled. Light Oak finish framed uPVC double glazed window to fore.

### Bedroom 3:

8'5" x 6'8" (2.59m x 2.04m)

Single panelled radiator thermostatically controlled. Light Oak finish framed uPVC double glazed window to fore.

### Family Bathroom/Shower room:

max 9'8" x 7'6" (max 2.97m x 2.29m)

Corner shower enclosure with Galaxy Power shower fitment, close coupled economy flush WC, panelled bath, pedestal wash hand basin. Part tiled walls with pattern insert. Wall mounted Chrome towel radiator. Extractor. Light Oak uPVC double glazed window to rear.

### Masonry-built Store shed/Workshop/Garden store

12'11" x 9'6" (3.96m x 2.92m)

Power and lighting. uPVC double glazed window to fore. Cold tap fitment. uPVC entrance door.

### Masonry built Double Garage/Workshop

16'8" x 15'10" (5.09m x 4.83m)

Up and over door to fore. Light Oak uPVC double glazed door to fore and Light Oak uPVC double glazed window to side. Power and lighting. Close coupled economy flush WC.







## Floor Plan



**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains water, electricity, drainage and gas connected.

**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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