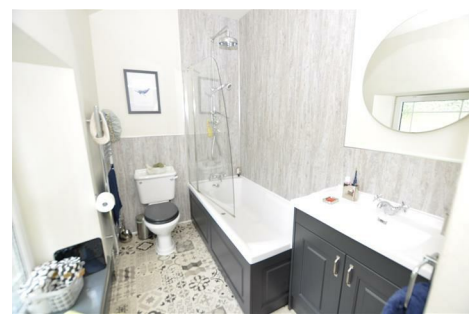


# Terry Thomas & Co

ESTATE AGENTS



## 2 Pen Y Bont

Meidrim, Carmarthen, SA33 5QL

A beautifully refurbished three-bedroom stone-fronted home with a new slate roof, set in the picturesque village of Meidrim, Carmarthen. Secure remote gated access leads to ample parking and turning space, with additional parking to the rear. Inside, the property offers three well-proportioned bedrooms, including a master with en-suite, and a stylish modern family bathroom. The generous garden is thoughtfully landscaped with lawned areas, raised beds, a vegetable plot, glass greenhouse, and a tranquil wildlife pond. Two linked masonry-built outbuildings provide excellent workshop or storage options. Further benefits include EV charging, an outside tap, and a private courtyard with pergola, perfect for relaxing or entertaining. Ideally located within walking distance of the village centre, playground, and local amenities.

**Offers in the region of £350,000**

## 2 Pen Y Bont

### Meidrim, Carmarthen, SA33 5QL



#### Entrance

The property is accessed via a remote-controlled 5-bar gate, opening onto a consolidated hard-standing driveway offering ample space for parking and turning, which continues to a rear tarmacadam parking area. An EV charging point is conveniently positioned on-site.

#### Kitchen/Breakfast Room

16'0" x 8'6" extending to 18'5" (4.88m x 2.61m extending to 5.63m)

Kitchen/Breakfast Room is L shaped. Having a range of fitted base and eye level units with High Gloss cream coloured drawer and door fronts, Wood effect work surface over base unit incorporating a double drainer porcelain sink with chrome mixer tap fitment. Plumbing for Dishwasher. Cooker Range with a double Oven/Grill. 6 Ring induction Hob with warming zone. Chimney Style Extractor over. LED Downlighting. uPVC double glazed window to fore and uPVC double glazed window to side. Open way through to Utility area

#### Utility

With plumbing for Washing Machine and space for Tumble Dryer. Fitted units with the same High Gloss finish drawer and door fronts. Wood effect work surface incorporating a Stainless-steel sink. Worchester Green Star oil fired Boiler, which serves the central heating system and heats the domestic water. Space for American freezer. LED Downlighting. Oak grained effect flooring. An open way through to....

#### Family Dining Room

18'2" x 16'0" (5.54m x 4.88m )

Oak woodgrain effect flooring. Wood burner stove on a slate hearth. Underfloor heating in the Family dining room and kitchen. uPVC double glazed window to rear with recess stripped and waxed pine sill. uPVC glazed window to fore. Open staircase leading to First Floor. Original Stripped waxed door leading out to lean-to rear Boot/Coat.

#### Boot/Coat room

8'4" x 4'3" (2.55m x 1.32m )

Has two uPVC doubled glazed windows to rear door leading to rear open pillared porch.

#### Lounge

16'6" x 12'3" (5.05m x 3.74m)

uPVC double glazed window to fore. Panelled radiator with grills. uPVC window to the side and uPVC double glazed door leading out to front garden.

#### Landing area

First floor half galleried landing area with Oak spinals newel post, galleried landing, wood effect flooring, two panelled radiators. Loft access with bi-folding ladder. Loft area is partially boarded. Doors leading to all bedrooms and family bathroom.

#### Front bedroom 1

min 12'1" x extending to 16'6" (min 3.69m x extending to 5.05m )

uPVC double glazed window to fore with rural outlook. Panelled radiator with grills thermostatically controlled. Access to loft space.

#### Ensuite

Pedestal Wash hand basin, Low level WC corner shower enclosure with chrome mixer shower fitment, uPVC double glazed window to side. Wood grain effect flooring. Wall mounted Towel radiator.

#### Front bedroom 2

10'0" x 8'7" (3.06m x 2.62m)

Wood grain effect flooring. Panelled radiator with grills thermostatically controlled. uPVC double glazed window to fore with rural outlook.

#### Bedroom 3

14'6" x 9'8" (4.43m x 2.97m)

Panelled radiator with grills, thermostatically controlled and uPVC double glazed window to rear.

#### Bathroom

13'2" x 5'6" (4.03m x 1.68m)

Modern fitted suite with a Low-level WC. Panelled bath with glass shower screen over with chrome mixer tap hot and cold fitment. Additional chrome shower fitment over having a rain shower head and body wash. Extractor. Wash hand basin with a porcelain sink. Slate grey vanity cupboard under Heated wall mirror. Two chrome towel ladder radiators. (one of which is duelled heated) uPVC double glazed window to rear.

#### Garden & Exterior

The property boasts a beautifully maintained lawned garden, thoughtfully divided into multiple sections. A shrubbery border framed with railway sleepers enhances the visual appeal and defines the layout. Features include raised beds, a dedicated vegetable plot, and a glass greenhouse, ideal for the green-fingered enthusiast. A charming wildlife pond provides a peaceful focal point and supports local biodiversity, attracting birds, insects, and other native wildlife—perfect for nature lovers. To the rear, you'll find a masonry-built outbuilding alongside two linked outbuildings/workshops, offering ample space for storage, hobbies. Practical elements include an outside tap and EV charging point. Additionally, the property offers a second lawned area with a pathway leading to an enclosed courtyard, which features a corner pergola, perfect for relaxing or entertaining.







## Floor Plan



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

**Services:** Mains Electricity, Water, Drainage and Oil-fired 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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