

# Terry Thomas & Co

## ESTATE AGENTS



## Plas Y Deri

Gellywen, Carmarthen, SA33 6DS

Charming Detached Family Home in Gellywen, Carmarthen is a stunning double-fronted home boasting an attractive pointed stone façade and has been sympathetically refurbished to the highest standards. An exceptional 4-bedroom, 3-bathroom residence set over three spacious floors, it offers a truly unique countryside retreat. Set within beautifully maintained, level grounds, the property features a central lawned area bordered by a variety of mature shrubbery and foliage, creating a peaceful and private outdoor space. To the southern boundary, the gardens adjoin open countryside, offering stunning rural views and a true sense of tranquillity. A charming feature stream runs along the edge of the grounds, providing the soothing sound of flowing freshwater — an idyllic backdrop for relaxing or entertaining in the garden.

**Offers in the region of £400,000**

# Plas Y Deri Gellywen, Carmarthen, SA33 6DS



## Stunning Double-Fronted Country Home

An exceptional 4-bedroom, 3-bathroom residence set over three spacious floors, this stunning double-fronted home boasts an attractive pointed stone façade and has been sympathetically refurbished to the highest standards. Blending timeless character with modern comforts, it offers a truly unique countryside retreat. Set within landscaped gardens and expansive grounds, the property is approached via impressive double five-bar gates, leading onto a Cotswold stone driveway and forecourt. Internally, the home showcases tasteful design and charming period features throughout, creating a warm and inviting atmosphere.

## Entrance Porch

A welcoming entrance porch featuring a uPVC double-glazed entrance door and uPVC double-glazed windows to three sides, allowing for abundant natural light. The space is finished with stylish mosaic-style tiled flooring and a centrally positioned entrance mat, offering both practicality and charm. A further glazed door leads through to the main hallway.

## Hallway

A bright and inviting hallway featuring an oak-effect ceramic tiled floor that adds warmth and durability. Characterful ledge and brace doors lead to both the lounge and the open-plan Kitchen/Dining Room. A panelled radiator provides comfort, while a staircase rises to the first floor. Additional door to

## Washroom / Utility Room

A well-appointed washroom and utility space, fitted with a base unit topped with a solid granite work surface. Features an under-mounted Belfast sink, plumbing for a washing machine, and space for a tumble dryer. Includes a close-coupled economy flush WC. Panelled radiator with grills, thermostatically controlled. Additional features include an understairs storage cupboard, Oak-Effect ceramic tiled flooring. LED downlighting. Double glazed window to the rear, providing natural light.

## L shaped Lounge/Dining room

16'1" (max) x 21'1" (narrowing to 12'3") (4.91m (max) x 6.45m (narrowing to 3.75m) )

A beautifully presented reception room featuring a striking inglenook fireplace with a pointed stone surround, Elm beam mantle, and a slate hearth housing an inset wood-burning stove, creating a warm and inviting focal point. Natural light fills the space through a double-glazed weighted box sash window to the side and a centrally positioned box sash window to the front. The room is finished with oak-effect ceramic tiled flooring, two thermostatically controlled panelled radiators. Ceilings are smooth, ventilation and light. skimmed ceilings throughout the property.

## Kitchen/Dining Room

6.44m x 3.34m

A spacious and stylish kitchen/dining area fitted with a range of base and eye-level units in a charming two-tone palette—predominantly cream with selected light green accents—all finished with solid granite work surfaces. A traditional under-mounted double Belfast sink adds character, while high-spec appliances include a Hotpoint integrated dishwasher and a Beko range cooker with a 5-ring halogen hob, large double oven/grill, and

extractor hood above. Further enhancing the space is a disconnected ESSE range cooker set within a feature surround. Additional highlights include LED downlighting, oak-effect ceramic tiled flooring, and ample natural light through a front-facing double-glazed weighted box sash window and a rear-facing sash window. There's also space allocated for an American-style fridge/freezer. A multi-bevelled glazed door leads seamlessly into the

## Sun Lounge / Conservatory

A bright and versatile P-shaped space with uPVC double-glazed windows on two sides, all set on dwarf walls, beneath a vaulted uPVC double-glazed roof. The room enjoys excellent natural light and year-round comfort, with a thermostatically controlled panelled radiator and a terracotta tiled floor. uPVC French doors open out onto the side forecourt, making this an ideal space for relaxing or entertaining.

## First Floor Landing

2.52m x 5.46m

A generously proportioned landing measuring approximately 2.52m x 5.46m, featuring original stained and waxed floorboards that add warmth and character. A rear-facing double-glazed weighted box sash window with traditional shutters allows natural light to fill the space. Beneath the staircase leading to the second floor is a useful understairs storage cupboard, while off the landing you'll find a walk-in linen cupboard/laundry room, providing excellent additional storage. Doors lead to the family bathroom and Bedrooms 1 and 2.

## Bedroom 1

4.58m x 3.77m

A spacious and light-filled principal bedroom featuring a centrally positioned double-glazed weighted box sash window to the front elevation. The room retains its original charm with beautifully stained and waxed floorboards and is fitted with a single panelled radiator for comfort. A door leads through to a private En-suite shower room.

## Ensuite

8'4" x 8'0" (2.55m x 2.45m)

A well-appointed En-suite featuring a fully enclosed shower with a chrome mixer shower fitment, a low-level WC, and a pedestal wash hand basin with tiled splashback. Additional features include a wall-mounted chrome ladder-style towel radiator, LED downlighting, and a wall-mounted extractor fan. A rear-facing double-glazed weighted box sash window provides natural

## Bedroom 2

3.34m x 3.76m

A bright and characterful double bedroom featuring original stained and waxed timber floorboards and a centrally positioned double-glazed weighted box sash window to the front elevation. The room is comfortably heated by a thermostatically controlled single panelled radiator.

## Family bathroom

3.73m x 1.78m

A spacious bathroom featuring a shower enclosure with a chrome mixer shower fitment, a low-level WC, and a porcelain wash hand basin set within a vanity cupboard for added storage. There is also a traditional panel bath with a Victorian-style chrome mixer shower and tap fitment. The room benefits from a double-glazed window to the side and original cream-painted floorboards, blending classic style with modern functionality. Additional features include a wall-mounted chrome ladder radiator and an electric shaver point for convenience.

## Second Floor

Featuring exposed stained and waxed original floorboards that enhance the character of the space. Natural light is provided by a double-glazed window to the side and a double-glazed Velux window to the front. The landing offers convenient access to the loft space above as well as additional storage within the eaves, making this floor both practical and charming.

## Bedroom 3

2.9m x 2.63m

2 x Double glazed Velux window to rear.

## Bathroom

1.84m x 2.59m

A charming bathroom featuring a pedestal wash hand basin with tiled splashback, a low-level WC, and a panelled bath. Comfort is ensured with a thermostatically controlled single panelled radiator. Natural light floods the room through a double-glazed Velux window to the rear. Additional features include LED downlighting, an extractor fan, and exposed stained and waxed original floorboards that add period character.

## Bedroom 4

3.54m x 4.51m

A bright and airy space featuring double-glazed Velux windows to both the front and rear, complemented by two additional double-glazed windows to the side, filling the room with natural light. The area benefits from thermostatically controlled 2 x single panelled radiator and offers convenient access to eaves storage. Original exposed timber floorboards, stained and waxed, add timeless character to this versatile space.

## Gardens and Grounds

Set within beautifully maintained, level grounds, the property features a central lawned area bordered by a variety of mature shrubbery and foliage, creating a peaceful and private outdoor space. To the southern boundary, the gardens adjoin open countryside, offering stunning rural views and a true sense of tranquillity. A charming feature stream runs along the edge of the grounds, providing the soothing sound of flowing freshwater — an idyllic backdrop for relaxing or entertaining in the garden.







## Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains Electricity, Water with private drainage from the septic tank.

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

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Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: [sales@terrythomas.co.uk](mailto:sales@terrythomas.co.uk) <https://www.terrythomas.co.uk>

