

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 £174,950

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

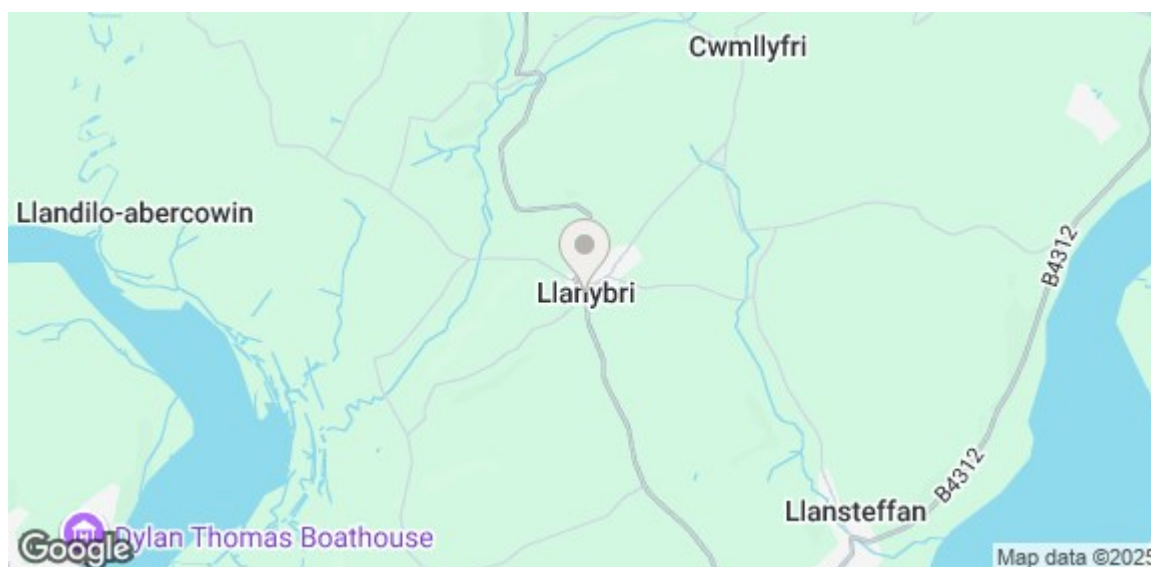
Ensuite

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.

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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