

# Terry Thomas & Co

## ESTATE AGENTS



## Pendre

Cwmbach, Whitland, SA34 0DR

Pendre is a delightful detached property that perfectly combines period charm with modern comfort. Beautifully refurbished throughout, this home is an ideal choice for families seeking a tranquil rural lifestyle. Inside, the accommodation is filled with character features and contemporary finishes. The rooms are bright and airy, creating a warm and inviting atmosphere throughout the home. The bedrooms are generously sized, providing a peaceful retreat at the end of the day.

Set in the picturesque surroundings of Cwmbach, this property allows you to enjoy the beauty of the countryside while still being within easy reach of local amenities and transport links. Whether you are relaxing in the garden or exploring the nearby scenic walks, Pendre is the perfect family home in a beautiful rural setting, offering an exceptional lifestyle opportunity.

**Offers in the region of £349,500**

# Pendre

## Cwmbach, Whitland, SA34 0DR



Pendre is a beautifully presented detached dwelling, fully refurbished and offering a wealth of charm and character throughout. The property combines traditional features with contemporary comfort, featuring uPVC double glazing throughout, modern heating, and stylish finishes.

### Entrance

uPVC double glazing to three sides under a uPVC double glazed roof, with matching double glazed entrance door and tiled floor. Composite double glazed door leading through to the entrance Hall. Featuring a quarry tile floor with doors through to the sitting room and lounge.

### Sitting Room

3.12m x 3.86m

Quarry tile floor, Charnwood burner on slate hearth, single panel thermostatically controlled radiator, and uPVC double glazed Victorian sash window to floor level.

### Lounge

3.52m (into recess) x 3.88m

Panel radiator with grills (thermostatically controlled), uPVC double glazed Victorian sash window to floor level, fireplace incorporating a Jotul multifuel stove on a slate hearth, and access to understairs storage.

Part glazed stained and waxed pine door through to the kitchen/dining/family room.

### Kitchen / Dining / Family Room

4.01m x 4.65m

Ornate tiled floor and LED downlighting. Fitted base and eye-level units in navy blue with solid work surfaces incorporating a porcelain sink.

Appliances include a Zanussi fully integrated fridge and AEG dishwasher, a Zanussi four-ring halogen hob, and an AEG double fan-assisted oven/grill.

Brick-effect tiled splashback, uPVC double glazed windows to rear and side, and a contemporary slate grey wall-mounted radiator (thermostatically

controlled). Part glazed stained and waxed pine door leads to the rear hallway.

### Rear Hallway

Matching ornate tiled floor, uPVC double glazed door leading out to the rear entrance porch, and access to utility/shower room.

### Rear Entrance Porch

uPVC double glazed windows to three sides and matching doors to the front and rear, with ornate tiled flooring.

### Utility Room / Shower Room / WC

2.81m extending to 4.66m

Fitted base unit with gloss finish granite-effect work surface incorporating stainless steel sink. Plumbing for washing machine, space for fridge freezer and chest freezer. Includes a Worcester Greenstar Heatslave oil-fired boiler serving central heating and hot water. Walk-in shower with chrome mixer fitment, close-coupled WC, and floor to ceiling tiled walls. uPVC double glazed window to side. Manrose extractor fan. Panelled radiator with grills, thermostatically controlled.

### First Floor Landing

Part gallery style with access to all bedrooms and family bathroom.

### Front Bedroom 1

2.71m x 3.86m

uPVC double glazed Victorian sash window to fore with rural outlook. Panelled radiator.

### Home Office / Bedroom 4

2.02m x 1.87m

uPVC double glazed Victorian sash window to fore with rural views.

### Front Bedroom 2

3.11m x 3.86m

uPVC double glazed Victorian sash window with

lovely rural outlook and double panelled radiator, thermostatically controlled.

### Master Bedroom

3.70m x 4.68m

A spacious double-aspect room with uPVC double glazed windows to side and rear, both overlooking open countryside. Features a slate grey contemporary wall-mounted radiator.

### Family Bathroom

3.73m (max) narrowing to 2.7m x 2.36m

Freestanding roll-top bath with ball and claw feet, Victorian-style chrome shower and mixer tap fitments, low-level WC, and pedestal wash basin. Part brick-effect white tiled walls, LED downlighting, chrome ladder towel radiator, uPVC double glazed window to side, and black ash-effect flooring. Recessed airing cupboard with shelving and thermostatically controlled radiator.

### Exterior:

To the side of the property is a tarmac driveway providing off-road parking. To the front, there is a lawned garden area bordered by an established hedgerow, offering privacy and a pleasant outlook. There is also a log store area and a lean-to general-purpose garden store, which includes a pedestrian door to the front for convenient access.







## Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains Electricity, Drainage, Water and Oil.

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

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