

Terry Thomas & Co

ESTATE AGENTS



9 Dolgwili Road Carmarthen, SA31 2AE

This superb architecturally designed house offers a perfect blend of modern living and classic elegance. With four spacious bedrooms and the flexibility to utilise a fifth, this property is ideal for families or those seeking extra space. The home boasts two well-appointed bathrooms, ensuring comfort and convenience for all residents.

The property features three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you are hosting gatherings or enjoying quiet evenings, these versatile areas cater to all your needs. Set within private grounds, the house offers a sense of tranquillity while being just a stone's throw away from Glangwilli Hospital, making it an excellent choice for healthcare professionals or families seeking proximity to medical facilities.

Parking is a breeze with space for two vehicles, adding to the practicality of this delightful home. The location is particularly advantageous, as it is within walking distance to the vibrant centre of Carmarthen. Here, you will find a variety of amenities, including doctors' surgeries, chemists, public houses, and both primary and secondary schools, ensuring that all your daily needs are met within easy reach.

This property is not just a house; it is a place where memories can be made. With its thoughtful design and prime location, it presents an exceptional opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this remarkable property your new home.

Offers in the region of £325,000

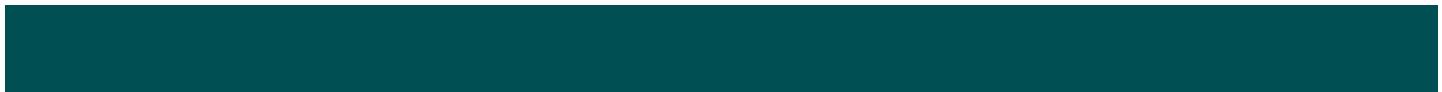
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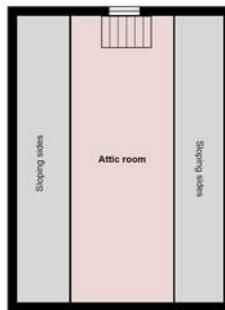
Entrance uPVC entrance door. Leading through to Reception Room/ Sitting Room	Lounge 23'2" x 14'6" (7.07m x 4.43m) Double glazed patio doors to rear leading out to the rear paved patio area and gardens in turn, double glazed window to fore. Two Attic Room double panelled radiators with a feature fire place with a pointed slate hearth and fitted shelving to the side. Open fire inset with a built-in storage cupboard over.	glazed window to rear. Single panelled radiator thermostatically controlled, staircase leading up to the attic.
Reception Room/ Sitting Room 20'0" x 13'7" (6.11m x 4.15m) Single and double panelled radiator. Sound proofing Glazed sliding patio doors to fore, leading out to the front paved patio area. Further double radiator and built-in cupboard leading through to open plan Kitchen/dining/breakfast room.	Landing First floor landing area. Door to bedroom 1, sliding doors to a built-in wardrobe space which in turn gives access to the eave storage space, door to family bathroom	Externally Off road parking. Large lawned garden to rear and side. A variety of shrubbery and foliage. Tarmacadam sweeping driveway that leads up to the side of the property, in turn continues up to a detached garage with an up and over doorway to fore also a car port.
Open plan Kitchen/Dining/Breakfast Room. 7.0m x 3.06m Intersected by original hard wood hand-made stair case leading to first floor. Double glazed, double panel radiator, fitted base unit 17'3" x 9'0" (5.27m x 2.75m) incorporating a stainless-steel sink and pantry cupboard also base and eye level units fitted with marbleised effect work surface over the base unit. Door through to further kitchen.	Bedroom 1 Double glazed window to fore with views over the front garden. Double glazed window to rear and a wall mounted single panel radiator thermostatically controlled and fitted chest unit.	Services Mains gas, water, electricity and drainage.
Kitchen 11'9" x 8'2" (3.6m x 2.49m) With a range of fitted base and eye level units. "Rangemaster" cooker range having a five ring mains gas hob double oven and grill and extractor over. Tiled walls between base and eye level units. Wall mounted "Worchester" mains gas fired boiler which serves the central heating system and heats the domestic water. uPVC double glazed window to side. Stainless-steel sink unit. Sliding door through to rear hallway. Rear hallway has plumbing for washing machine ceramic tiled floor and uPVC double glazed entrance door.	Family Bathroom 7'10" x 7'6" (2.40m x 2.31m) Panelled bath, close coupled economy flush w/c, wash hand basin fitted with a vanity unit with storage cupboard under. Double glazed window to rear and a wall mounted single panel radiator thermostatically controlled. Airing cupboard with a pre lagged copper hot water cylinder.	
Separate shower room/W/C Closed coupled economy flush w/c, wall mounted wash hand basin and shower cubicle with a chrome mixer shower fitment. Floor to ceiling tiled walls with patterned inserts. Wall mounted ladder towel radiator. uPVC double glazed window to side.	Inner Landing Inner landing has a built in cupboard	
Bedroom 5 downstairs/ Home Office 10'7" x 8'9" (3.23m x 2.68m) uPVC double glazed window to rear. Single panel radiator thermostatically controlled. Built-in triple wardrobe.	Bedroom 2 7'10" x 7'6" (2.41m x 2.29m) Single panel radiator. Wash hand basin with a vanity unit and a double glazed window to rear and access to the eave storage space.	
	Bedroom 3 Double glazed window to fore. Single panel radiator, triple wardrobe unit with storage cupboards over and a dressing table unit. Access to eave storage space.	
	Bedroom 4 12'5" x 12'6" (3.80m x 3.82m) Built in double wardrobe with storage cupboard over, double	







Floor Plan



Type: House

Tenure: Freehold

Council Tax Band: F

Services:

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
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