

# 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**

# 9 Dolgwili Road

## Carmarthen, SA31 2AE



### Entrance

uPVC entrance door. Leading through to Reception Room/ Sitting Room

### 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.

### 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 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.

### 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 "Worcester" 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.

### 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.

### 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.

### 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 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.

### Landing

First floor landing area. Door to bedroom 1, sliding doors to a built-in wardrobe space which in turn gives access to the eve storage space, door to family bathroom

### Bedroom 1

17'3" x 9'0" (5.27m x 2.75m )

Double glazed window to fore with views over the front garden. Vaulted style ceiling. Single panel radiator thermostatically controlled and fitted chest unit.

### 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.

### Inner Landing

Inner landing has a built in cupboard

### 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 eve 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 eve storage space.

### Bedroom 4

12'5" x 12'6" (3.80m x 3.82m )

Built in double wardrobe with storage cupboard over, double

glazed window to rear. Single panelled radiator thermostatically controlled, staircase leading up to the attic.

### Attic Room

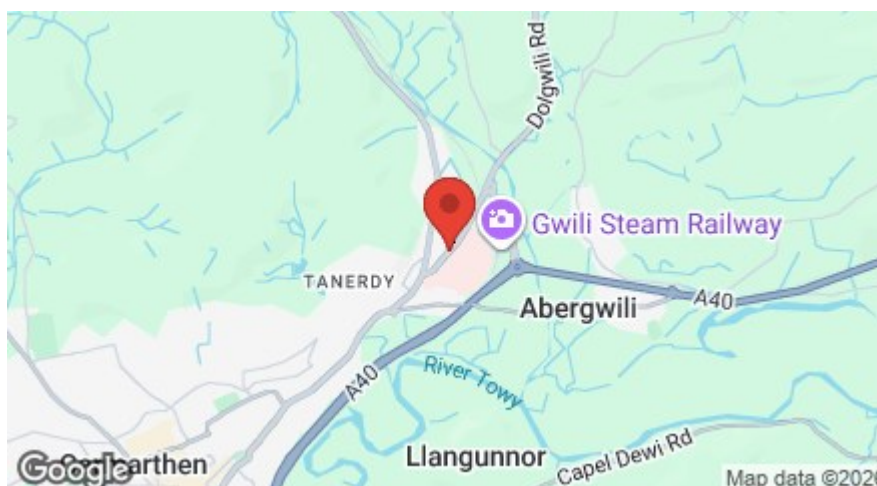
useable space 23'7" x 7'8" (useable space 7.19m x 2.35m )  
Florescent strip lights. Lighting and power.

### 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.

### Services

Mains gas, water, electricity and drainage.



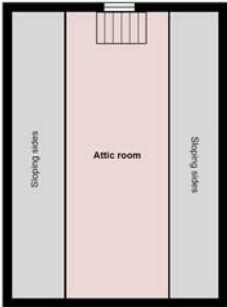








Floor Plan



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

**Services:**

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

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