

# Terry Thomas & Co

ESTATE AGENTS



## Meadowbrook Ffynnongain Lane

Pwll Trap, St Clears, SA33 4AR

This delightful detached bungalow offers comfort, convenience, and a peaceful lifestyle. With three well-proportioned bedrooms and two inviting reception rooms, it's ideal for family living or those seeking a relaxed retirement home. Bright, airy spaces flow seamlessly throughout, enhanced by large windows that flood the interior with natural light. A well-appointed bathroom and ample off-road parking further add to the property's appeal.

Situated in a friendly community and surrounded by picturesque landscapes, this bungalow presents a wonderful opportunity to enjoy tranquil living in a highly sought-after location. Don't miss your chance to make it your new home.

**Offers in the region of £315,000**

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## Entrance porch

UPVC double glazed lattice entrance door, leading to entrance porch. Part-glazed door through to Lounge.

## Lounge

16'11" x 20'1" (5.16 x 6.14)  
Part wood-effect and part-carpeted flooring. Feature fireplace with slate hearth and electric fire inset. UPVC double glazed bay window to fore. Double glazed patio doors leading through to Conservatory/Sun Lounge. Part glazed door leading through to Kitchen. Part glazed door leading through to inner hallway.

## Kitchen

10'7" x 10'0" (3.23 x 3.05)  
A range of fitted base and eye-level units with country-cream door and drawer fronts, with a matte-finish granite-effect worksurface over the base unit incorporating 1 1/4 bowl sink with chrome mixer tap fitment. Plumbing for dishwasher. Space for electric cooker with extractor over. Space for fridge and space for fridge-freezer. UPVC double glazed window to rear. UPVC double glazed door leading through to Utility room.

## Utility room

9'5" x 9'9" (2.88 x 2.99)  
Fitted base unit incorporating sink. Larder unit. UPVC double glazed windows to two sides. UPVC double glazed door leading out to rear garden. Integrated washing machine.

## Conservatory/Sun Lounge

16'7" x 8'9" (5.06 x 2.67)  
Vaulted polycarbonate pitched roof. UPVC double glazed windows to two sides. UPVC double glazed double doors leading out to rear patio and gardens. Feature partly-exposed pointed brick walls. Power and lighting.

## Inner hallway

Access to loft space. Doors through to Bedrooms 1, 2 and 3, and door through to Shower room.

## Front Bedroom 1

10'11" x 11'1" (3.33 x 3.39)  
UPVC double glazed bay window to fore.

## Front Bedroom 2

13'6" x 9'10" extending to 12'2" (4.12 x 3.00 extending to 3.71)  
UPVC double glazed bay window to fore. TV point.

## Rear Bedroom 3

9'11" x 9'10" (3.03 x 3.02)  
UPVC double glazed window to rear.

## Shower room

14'6" x 6'9" (4.44 x 2.07)  
Double shower enclosure with low-threshold walk-in shower, with chrome mixer shower fitment. 'His and Hers' wash hand basin with vanity chest of drawers under. Close-coupled economy flush WC. Wall-mounted chrome ladder towel radiator. Extractor. Shaver point. Built-in linen/towel cupboard.

## Externally

The property is approached off a country lane having a gated access leading onto a brick paved driveway which provides parking for approximately two cars. Mature hedgerow to the front boundary with lawned garden area to fore with some shrubbery & foliage. Driveway leads up to adjoining garage. Pathways to all sides of the property lead to the rear garden. Very well nurtured & maintained rear garden with a large variety of shrubbery, foliage & trees.

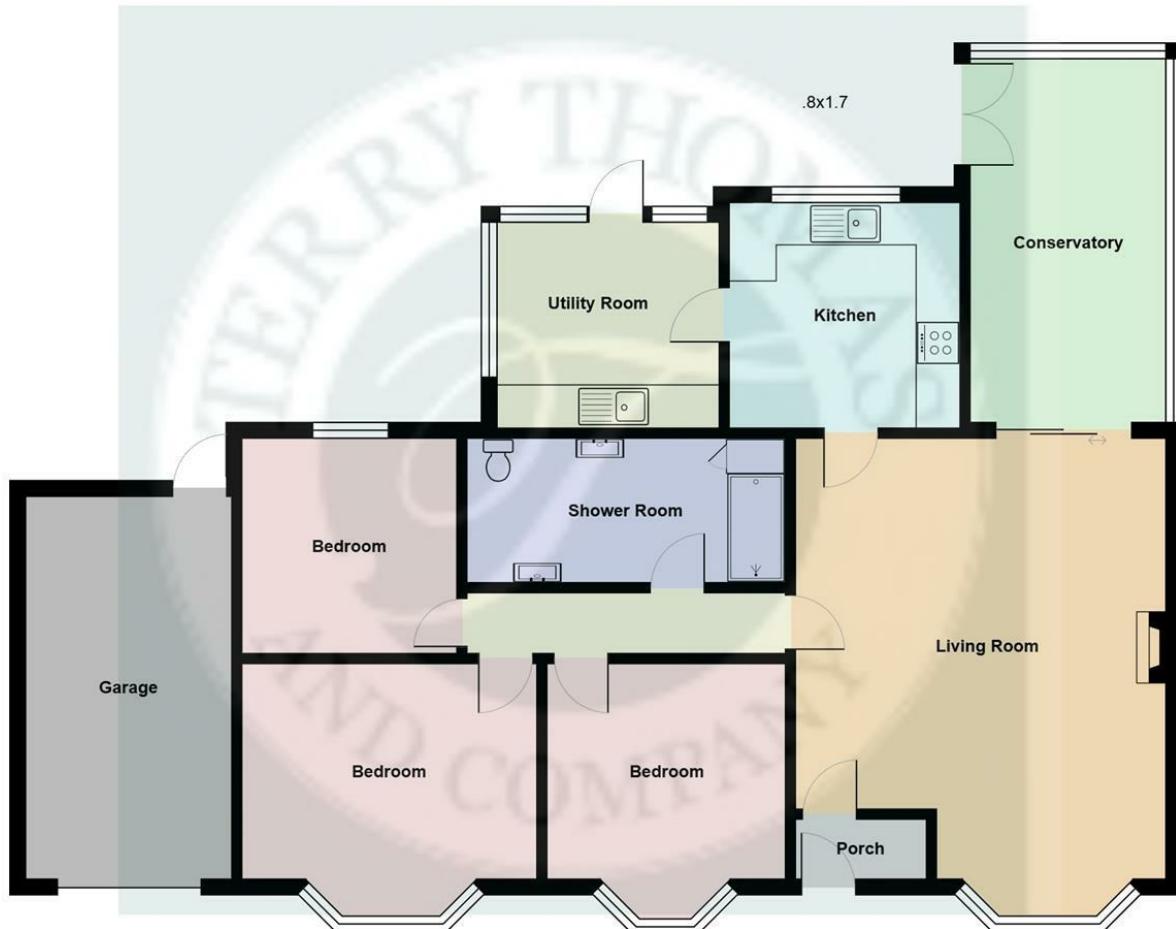
## Integral Garage

8'2" x 18'4" (2.50 x 5.60)  
Up & over door to fore. Power & lighting.





## Floor Plan



**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** D

**Services:** Mains electricity, water, Private drainage 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 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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	55	72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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