



Swn Y Dwr, Trevaughan, SA34 0QL

Offers in Region of £425,000

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Swn Y Dwr

Trevaughan, Whitland

Step inside this exceptional 3 double bedroom detached bungalow and discover a home that truly has the wow factor. Designed with modern living in mind, the heart of this property is an incredible open plan kitchen, diner, and lounge area, where natural light floods the space and stylish finishes create an inviting atmosphere for family gatherings or entertaining friends. The kitchen itself boasts sleek cabinetry, high-end appliances, granite worksurfaces and a generous island, seamlessly flowing into the dining and lounge areas for a sociable, contemporary feel. The property is perfectly positioned just a short distance from Whitland town centre, in a sought-after leafy green location that combines convenience with a peaceful countryside setting. The property boasts ample off road parking with its own driveway and single garage, plus delightful gardens that are well cared for, incorporating mature hedgerows, oak trees and even a small wildlife stream. At the rear there is a modern resin patio with superb countryside views. Altogether this is a tremendous property which really must be viewed to fully appreciate all its fine qualities.



Accommodation

Double glazed front door opens into:

Porch

Double glazed windows to front and side, tiled floor, feature slate stone wall, access to loft, frosted glazed door with matching side screen opens to:

Hallway

Wood laminate flooring, radiator, built in airing cupboard, door leads onto inner hallway. Doors open to:

Open Plan Kitchen/Diner/Lounge

A breathtakingly stunning open plan room having been recently extended to provide first class modern accommodation for all ages to enjoy. Kitchen area comprises a range of fitted wall and base storage units with granite worktops over, double sink and drainer, eye level oven and microwave, integrated dish washer and fridge freezer, large island unit with granite top and electric hob with extractor, break fast bar, wine fridges, tiled flooring throughout. Dining area with ample space for large table and chairs, built in storage cupboards and draws, built in pantry. Lounge area with bi-folding double glazed patio doors to both side and rear elevations, vaulted ceiling with part double glazed gable end elevation, electric Velux windows, electric woodburning stove, under floor heating throughout the whole room. Double doors open to:

Living Room

Double glazed windows to front and side, radiators, door back to hallway.

Inner Hallway

Continuation of wood laminate flooring, radiator, access to loft, doors open to:

Bedroom 1

Double glazed window to rear, fitted wardrobe, radiator, wood laminate floor, open plan through to:

Dressing Room

Double glazed window to side and radiator, wood laminate floor. Door to:

En Suite

Comprising a bath with shower over, wash hand basin set in vanity storage unit, W.C, heated towel radiator, part tiled walls.

Bedroom 2

Double glazed window to front, radiator, built in wardrobe.

Bedroom 3

Double glazed window to front, radiator, built in wardrobe.

Shower Room

Comprising a corner shower cubical, wash hand basin set in vanity storage unit, W.C, heated towel radiator, tiled walls and floor, frosted double glazed window to rear.

Utility

Accessed via a UPVC door from the rear. With double sink unit, plumbing for washing machine, space for further white goods, double glazed window to rear, Grant oil fired boiler serving the domestic hot water and central heating. Door to:

Garage

With electric up and over garage door to front. Double glazed window to side.

Externally

To the front of the property there is a hardstanding private driveway entrance, providing ample off road parking and turning space for several vehicles. There are also well kept mature gardens which extend to the far side of the bungalow, being mainly laid to lawn with mature oak trees and hedgerow boundaries. A lovely unique feature which really makes the garden extra special is a small running stream with bridge. Gated access on both sides lead to the rear where there is a modern resin patio garden of low maintenance, with lovely countryside views and being ideal for seating, sun bathing, bbq's etc. This garden area is safely enclosed with wall and railings. From here access into the utility and garage is enjoyed.

Services

- Heating Source: Oil – Radiators & Underfloor Heating
- Electric: Mains
- Water: Mains
- Drainage: Mains
- Local Authority: Carmarthenshire County Council
- Council Tax Band: E
- EPC: D
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: [///mindset.orbited.suitably](https://www.what3words.com/#!/mindset.orbited.suitably)

Directions

Heading from Narberth, travel along the A40 towards St Clears and turn off at the first roundabout signposted for Whitland. Travel through the town, passing the fire station on your left and then over the zebra crossing, turning right onto the shopping high street and proceed over the railway crossing, out to Trevaughan. Turn left at the turning signposted Trevaughan (opposite the veterinary surgery) and this property is the 5th bungalow on the right hand side, as identified by our JJMorris for sale sign.

Broadband

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Reception

The Ofcom website states that the property has the following indoor mobile coverage

- EE Voice & Data – 79%
- Three Voice & Data – 77%
- O2 Voice & Data – 63%
- Vodafone Voice & Data – 75%

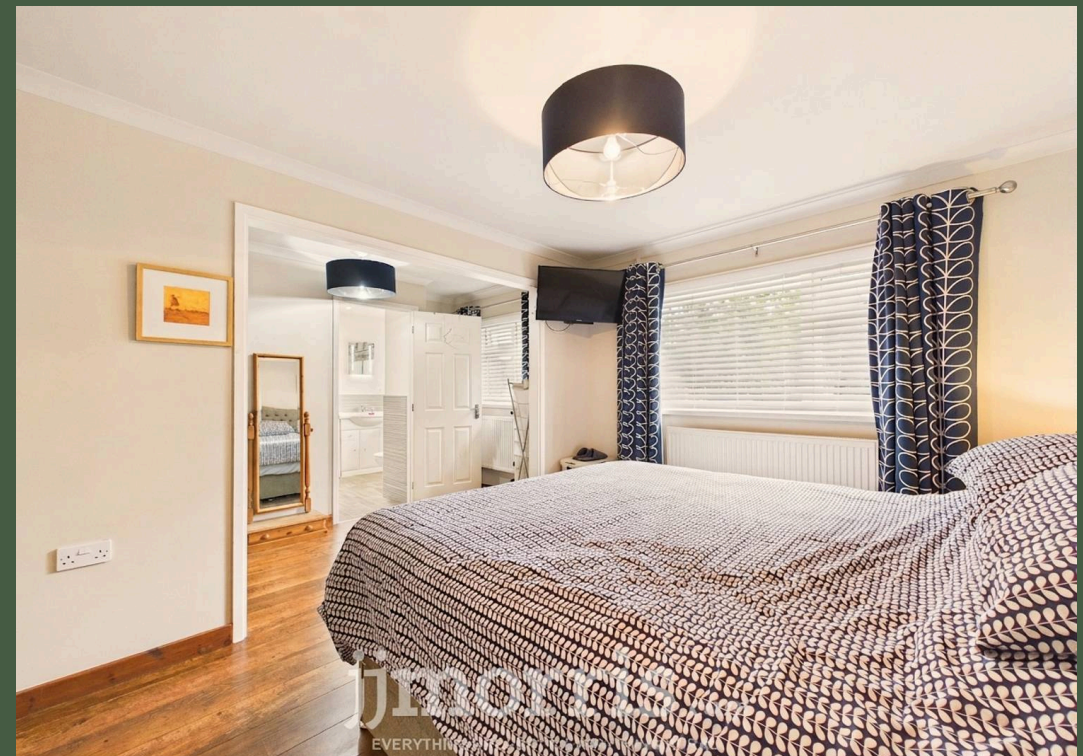
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



















Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	56	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		



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