

Terry Thomas & Co

ESTATE AGENTS



3 Llanwen Terrace

Llandilo, Clynderwen, SA66 7XR

We are pleased to present this very attractive semi-detached Cottage residence, refurbished by the current owners and set in picturesque woodland/rural surroundings. The front of the property is enveloped by an attractive Dry stone wall and has a centrally positioned garden with a variety of mature shrubbery and foliage. Situated in the charming village of Llandilo, Clynderwen, this delightful semi-detached cottage offers a picturesque location, this home is surrounded by the stunning Welsh countryside, offering a tranquil lifestyle while still being within easy reach of local amenities.

This delightful property has the benefit of a large area across the lane which has potential for holiday retreat (subject to the necessary planning consents) there is currently a large timber workshop/store shed, consolidated ground and provides parking for the property for approx. 2-3 cars.

Offers in the region of £270,000 subject to contract

3 Llanwen Terrace

Llandilo, Clynderwen, SA66 7XR



Very attractive and delightful cottage residence, refurbished by the current owners set in picturesque 4.34m x 2.15m

woodland/rural surroundings. Property has the benefit of a large area across the lane which has potential for holiday retreat subject to the necessary planning consents where there is currently a large timber workshop/store shed measuring approx. 12ft x 9ft, consolidated ground and provides parking for the property for approx. 2-3 cars. To the front of the property is an attractive Dry stone wall with centrally positioned garden with a variety of shrubbery and foliage throughout.

Dwelling is approached through a double ledge and brace gated access onto a paved serpentine pathway which leads up to the entrance door. Part glazed stable entrance door leading to the entrance hall.

Entrance Hall

3.30m x 2.59m

Entrance hall/entrance porch/coatroom/boot room. Tiled floor. Plumbing for washing machine. Space for Fridge/Freezer, Victorian roll top radiator. Feature exposed, pointed stone walls. Bespoke French doors leading through to the open plan

Lounge/Kitchen/Family room. Natural Skylight over and a double-glazed window to fore. Ledge and brace door through to the Cloakroom/WC which has a low-level WC.

Open plan Lounge/Dining room

9.19m x 4.36m

Part tiled floor and part timber floor. Feature fireplace with wood burning stove. Lime washed walls, feature exposed beamed ceilings, part pointed stone walls. Sash window to rear. Two Victorian roll top radiators. Open way leading through to the rear hallway and an opening through to the Kitchen.

Kitchen

Handmade Kitchen with solid wood surface and an under mounted sink with hot and cold tap fitment over and shelving below. Dresser unit, display cupboard, further worksurface, shelving and cupboards. Cooker range with 5 ring LP Gas Hob. stainless-steel back plate and stainless-steel chimney style extractor fan over. Smeg Oven/Grill. Two uPVC Victorian sash slider windows to side and another to fore. Feature exposed beamed ceiling.

Rear hallway

5.52m x 2.14m
Multi glazed French doors leading out to the garden area, uPVC double glazed Victorian style sash slider window to side. Quarried tiled floor, re-enforced glass feature window which looks down to a former well. Dog legged staircase leading to first floor and an understairs storage cupboard.

First floor

Landing area, part galleried, with doors to bathroom and both bedrooms. Stained glass window to side.

Rear Bedroom 1

3.53m x 4.30m max
Scandinavian feel with feature exposed beamed ceiling, uPVC Victorian style sash slider window to rear. Exposed timber floor boards and exposed feature beams.

Front Bedroom 2

3.10m max x 3.65m max
Exposed timber floorboards, exposed beamed ceiling, uPVC Victorian style sash slider window to fore. Built in wardrobe space, Victorian roll tops radiator.

Shower Room/Bathroom/ WC

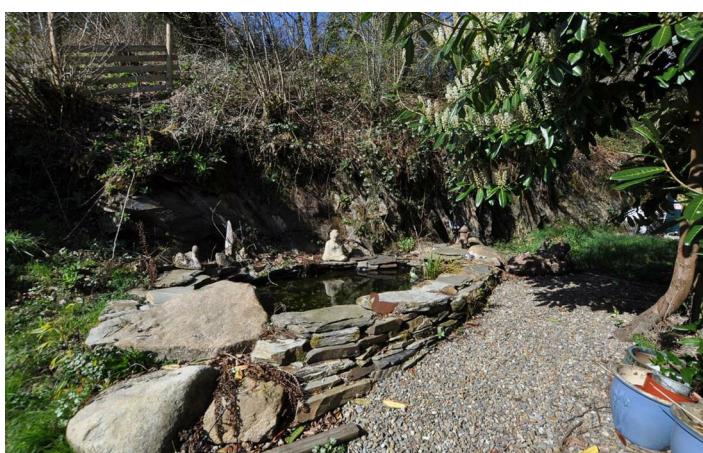
2.23m x 2.63m

Shower enclosure with a chrome mixer shower fitment with rain shower head and body wash, low level WC, roll top bath with ball and claw feet with a hot and cold tap fitment over, pedestal wash hand basin, exposed timber ceiling, wooden floorboards and wall mounted towel radiator.

Garden

Property stands within approximately 1/2 acre. To the right-hand side of the dwelling is a lawned garden area with further 5 bar gated access providing additional off-road parking with hardstanding, gravelled stepped pathway to side with a feather board gated access leading to the rear garden with Pergola and gated access leading to a pond feature.





Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: A

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

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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
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			
(81-91) B			
(69-80) C			
(55-68) D			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		