

# Terry Thomas & Co

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ESTATE AGENTS



## 35 Rhos Las

Tregynwr, Carmarthen, SA31 2DY

Situated in the charming area of Rhos Las, Tregynwr, Carmarthen, this delightful terraced bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The bungalow features two well-proportioned bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is conveniently located, catering to the needs of everyday living.

Set in a tranquil neighbourhood, this home benefits from the picturesque surroundings of Carmarthen, known for its rich history and vibrant community. Local amenities, including shops and schools, are within easy reach, making it an excellent choice for both families and professionals alike.

This property presents a wonderful opportunity for anyone looking to settle in a serene environment while still being close to the conveniences of town life. Whether you are a first-time buyer or seeking a comfortable downsizing option, this bungalow is sure to impress. Do not miss the chance to make this charming residence your own.

**Offers in the region of £127,500 subject to contract**

# 35 Rhos Las

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Concreted pathway which leads up to the Conservatory

uPVC double glazed front entrance porch 8'0" x 7'10" (2.45m x 2.4m)

which has a tiled floor and in turn has a uPVC double glazed windows to three uPVC double glazed door leading into the sides under a vaulted uPVC double glazed vestibule hall. The vestibule hall has a multi roof. Panel radiator with grills. Wood effect glazed door through to the lounge. flooring.

domestic water. uPVC double glazed window to rear and also a uPVC double glazed door which leads out to a further conservatory.

## Lounge

14'4" x 10'9" (4.37m x 3.30m)

uPVC double glazed window to fore, double panel radiator with grills. Oak finish flooring. Open way through to the inner hallway and a part multi glazed door through to bedroom 1.

## Shower room/ wc

5'5" x 6'1" (1.66m x 1.87m )

Low level WC, pedestal wash hand basin and walk in shower enclosure with Marbelex panel walls with chrome handrails and a chrome mixer shower fitment.

Chrome ladder towel radiator. Part tiled walls and uPVC double glazed window to fore.

## Second conservatory

9'6" x 9'2" (2.92m x 2.80m)

Ceramic tiled floor, uPVC double glazed windows to three sides under a vaulted double glazed roof and a uPVC double glazed door which leads out to the rear garden/courtyard.

## Bedroom 1

9'2" x 12'9" (2.80m x 3.89m)

uPVC double glazed window to fore, double panel radiator with grills thermostatically controlled. Oak finish flooring.

## Kitchen

8'7" x 10'2" (2.62m x 3.12m )

A range of fitted base and eye level units with White coloured door and drawer fronts and a gloss finish worksurface over the base units. A porcelain 1½ bowl sink.

Hotpoint double oven/grill. 4 ring Neff hob with a stainless steel chimney style extractor over. Plumbing for dishwasher and plumbing for washing machine. Tiled walls between the base and eye level units. Worcester mains Gas fired combination boiler which serves the central heating system and heats the

## Inner hallway with multi glazed door

Doors off to bedroom 2, shower room and kitchen. Recess space for fridge freezer in the inner hallway.

## Rear bedroom 2

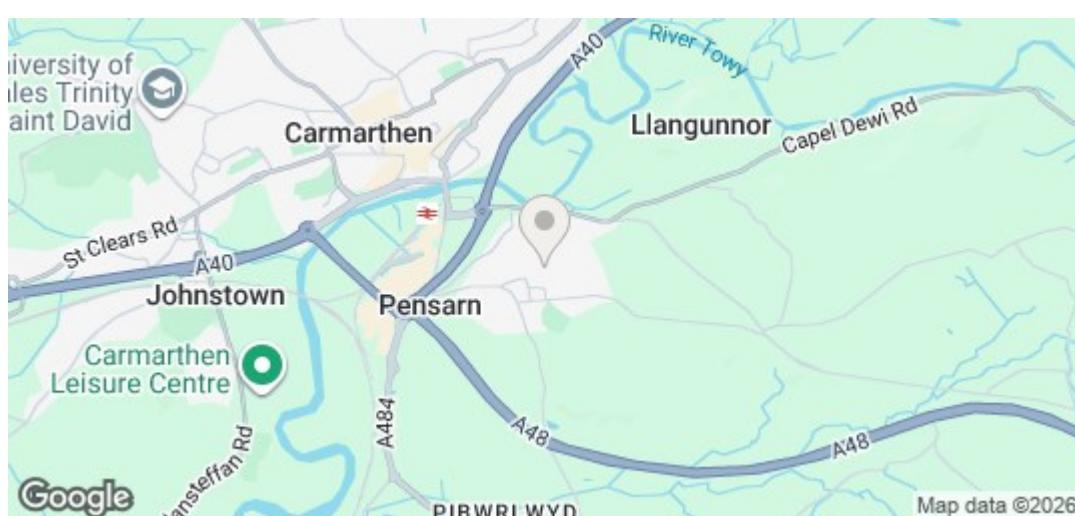
8'9" x 8'5" (2.67m x 2.58m)

Panel radiator with grills thermostatically. uPVC double glazed double doors leading through to a conservatory.

## Externally

Timber garden shed, further lean to.

Timer gated pedestrian access which leads out to the rear pedestrian pathway.





## Floor Plan

**Type:** Bungalow  
**Tenure:** Freehold  
**Council Tax Band:** B

**Services:** Mains water, electricity and drainage. Gas connected.

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