

# Terry Thomas & Co

ESTATE AGENTS



## Rhyd Ddolesgob Llanfallteg

Whitland, SA34 0UN

Located in the village of Llanfallteg, near Whitland, this newly renovated three-bedroom bungalow standing within 0.17 acres of gardens and grounds and offers comfortable living in a quiet countryside setting.

Inside, there is a good-sized reception room, providing flexible space for everyday living, dining or relaxing. The layout allows for plenty of natural light, giving the home a bright and welcoming feel. The interiors have been updated throughout with a clean, modern finish, making it ready to move straight into. There is also a well-fitted bathroom serving the bedrooms.

Outside, the property benefits from a large garden, offering plenty of room for children to play, gardening, or outdoor seating and entertaining.

Set in a peaceful village location while still within easy reach of Whitland's shops, amenities and transport links, this property would suit families, or anyone looking for single-level living in a rural setting.

**Offers in the region of £385,000**

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### Entrance

A white composite double-glazed entrance door with a secure three-chamber locking system opens into a welcoming entrance lobby. Featuring a Victorian-style roll-top radiator, LED down-lighting and a uPVC double-glazed window to the side, the space enjoys both character and natural light. An open archway leads through to the utility area.

### Utility Room

Well-appointed with fitted base units and an under-mounted porcelain Belfast-style sink, the utility room offers plumbing for a washing machine and space for a tumble dryer housed within a larder-style unit. Additional features include recessed shelving, a built-in larder cupboard, LED downlighting, a porcelain tiled floor and a Victorian-style roll-top radiator. Oak engineered doors lead through to the open-plan kitchen/dining room and the bathroom/shower room/WC.

### Bathroom/Shower Room/WC

2.54m x 2.48m

Beautifully finished and thoughtfully designed, the bathroom comprises a low-level close-coupled economy-flush WC, an elegant oval freestanding bath with wall-mounted chrome mixer tap, and an oval wash-hand basin set on a wash stand with wall-mounted chrome taps. A contemporary open low-threshold shower features a chrome rain head and detachable body wash attachment. Additional features include a Victorian-style roll-top radiator, LED downlighting, a double-glazed natural skylight, uPVC double-glazed rear window, 'Xpelair' extractor fan, and a stone-effect herringbone tiled floor.

### Kitchen/Dining Room

7.09m x 2.37m

This impressive open-plan kitchen/dining space is fitted with a comprehensive range of base and eye-level units,

complemented by solid wood work surfaces and sage green cabinetry. An under-mounted Belfast-style porcelain sink with chrome taps sits beneath multiple uPVC double-glazed windows and skylights, creating a bright and airy feel.

Appliances include a freestanding five-ring LP gas range cooker with oven/grill and additional single oven, a Smeg stainless steel chimney extractor, fully integrated dishwasher, wine cooler, and a recess suitable for an American-style fridge-freezer. Further features include built-in larder cupboards, a breakfast bar, LED downlighting, chrome light and socket fittings, a Victorian-style roll-top radiator, and a porcelain tiled floor. Double-glazed double doors open onto the rear patio and garden, ideal for entertaining.

### Lounge

4.80m x 3.83m

A striking reception room with a feature vaulted ceiling enhancing the sense of space and light. The lounge benefits from a uPVC double-glazed rear window, double-glazed Velux roof window, Victorian-style roll-top radiator, and attractive oak herringbone/block flooring.

### Inner Hallway

Continuing the high-quality finish, the inner hallway features oak herringbone/block flooring, a Victorian-style roll-top radiator, double-glazed Velux roof window, and vaulted ceiling.

### Bedroom One

3.63m x 2.71m

A bright and well-proportioned bedroom with uPVC double-glazed windows to the rear and side, built-in storage cupboard, oak herringbone/block flooring, vaulted ceiling, double-glazed Velux with remote-controlled blinds, and a Victorian-style roll-top radiator.

### Bedroom Two

3.39m extending to 3.57m x 2.56m

Featuring exposed beams within a vaulted ceiling, this bedroom also benefits from a uPVC double-glazed rear window, double-glazed Velux roof window, Victorian-style roll-top radiator, and oak herringbone/block flooring.

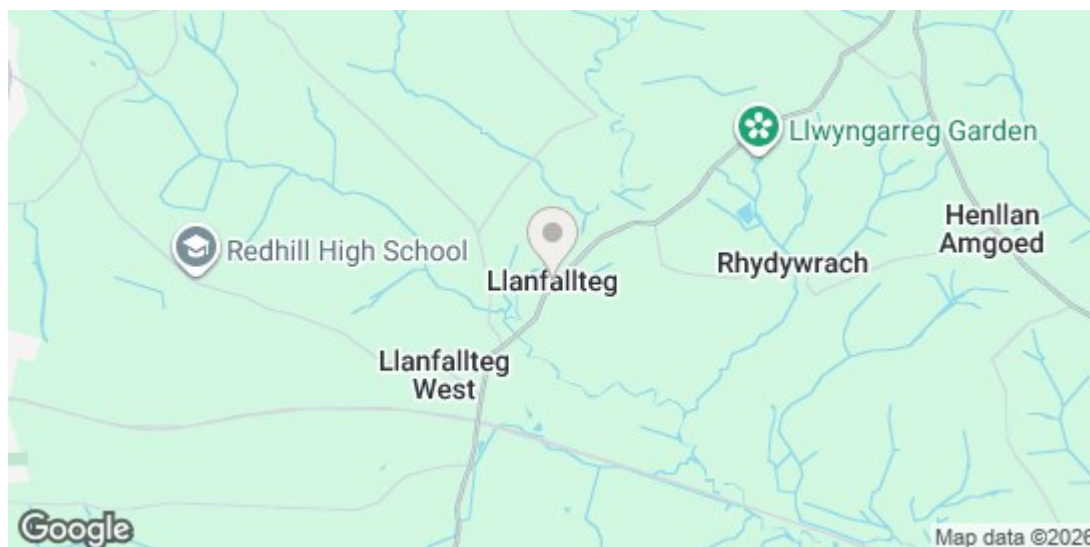
### Master Bedroom

4.25m x 3.56m

A spacious principal bedroom with feature vaulted ceiling, uPVC double-glazed window, Victorian-style roll-top radiator, oak herringbone/block flooring, and double-glazed Velux with manual blind. Fitted wardrobes comprise two double units with contemporary slate grey door fronts, providing ample storage.

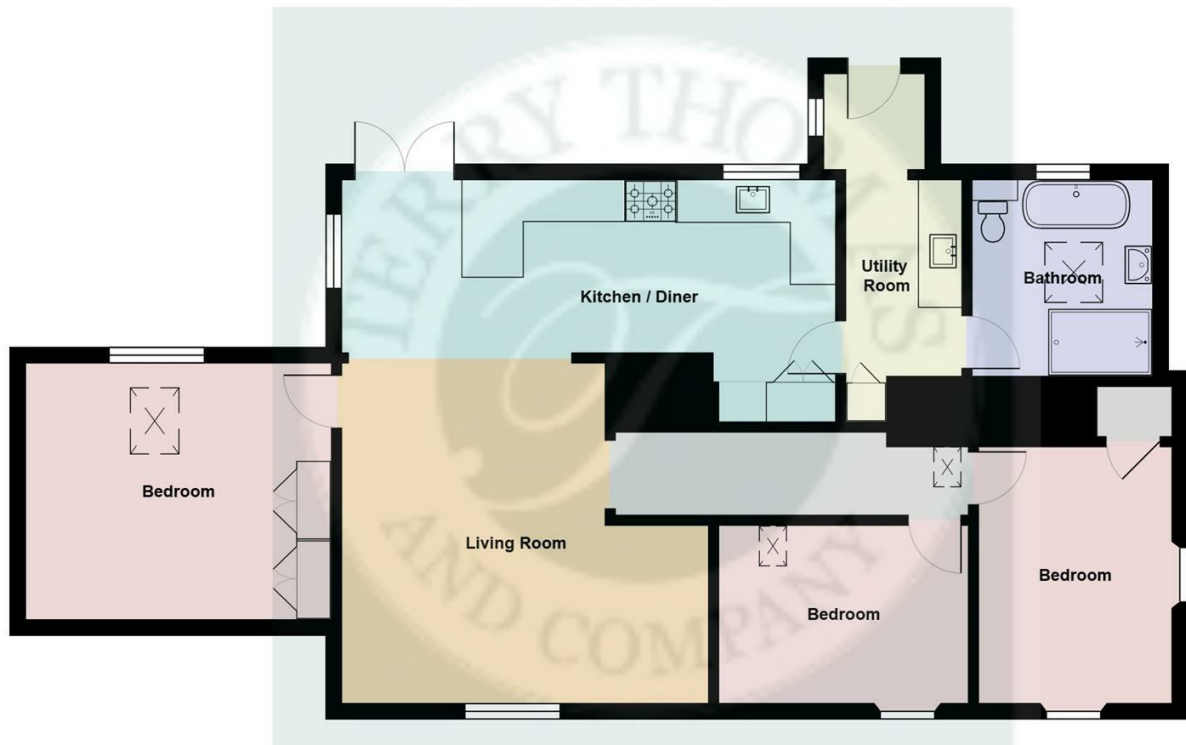
### Externally

The property is accessed via a consolidated lane which leads to a gravel driveway, parking and turning area. To the side of the parking area there is ample space for the construction of garage/workshop if required and subject to the necessary planning consents. The property stands within a generally level gardens with lawned areas to front and side. There is a generous sized paved patio area that leads up to the entrance door.





# Floor Plan



**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** mains electricity, mains water, private drainage/soak away

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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