

Terry Thomas & Co

ESTATE AGENTS



Awelfa Porthyrhyd

Carmarthen, SA32 8BN

Nestled in the charming village of Porthyrhyd, Carmarthen, this splendid detached house offers a perfect blend of comfort and space, ideal for family living. With four generously sized bedrooms, this property provides ample room for relaxation and privacy. The three well-appointed reception rooms create versatile spaces that can be tailored to your needs, whether for entertaining guests, enjoying family time, or simply unwinding after a long day. In the garden there is a large workshop and purpose built kennels.

Outside, the property features parking for up to five vehicles, a rare find that adds to the convenience of this lovely home. The surrounding area of Porthyrhyd is known for its picturesque landscapes and friendly community, making it an ideal location for those seeking a peaceful yet connected lifestyle.

The property benefits from an Air Source Heat Pump and 3.8 kilowatts of solar panels.

This property is not just a house; it is a place where memories can be made and cherished for years to come. If you are looking for a spacious family home in a delightful setting, this is an opportunity not to be missed.

Offers in the region of £495,000

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Hallway

Original staircase to first floor.

Kitchen/Dining/Family room

20'0" x 11'10" (6.10m x 3.61m)

Kitchen having a range of modern base and eye-level units, with a solid granite worksurface over incorporating an under-mounted 'Franke' 1 ½ bowl stainless steel sink, with mixer tap fitment. Integrated fridge. Central island unit with 'Bosch' 4-ring halogen hob and built-in oven. Oil Rayburn Red Fire cooker. Open-way through to Dining room. Dining room having open way through to sitting room, and door to separate lounge.

Sitting room

12'5" x 11'1" (3.78m x 3.38m)

Bay window to fore. Feature fireplace having oak surround and granite hearth and backplate, incorporating a wood burner stove.

Lounge

21'9" x 12'11" (6.63m x 3.94m)

Feature fireplace and wood burner with a slate hearth. UPVC double glazed double doors to sun lounge/conservatory.

Sun Lounge/Conservatory

12'10" x 12'10" (3.91m x 3.91m)

Exposed pointed brick cavity-built dwarfed walls. Vaulted double glazed pitched roof. UPVC double glazed double doors to rear patio and courtyard.

Rear Entrance porch

9'1" x 6'10" (2.77m x 2.08m)

Fitted base unit with stainless steel sink. Plumbing for effect porcelain tile floor. Access to loft space. dish washer and washing machine.

Cloakroom

Low-level WC, and wall-mounted wash hand basin with tile splashback.

First Floor

Landing having Oak finish vinyl flooring/

Rear Bedroom 2

16'9" narrowing to 11'6" x 9'11" (5.11m narrowing to 3.51m x 3.02m)

Built-in triple wardrobe unit, which also houses the unvented pressurised hot water cylinder.

Rear Bedroom 1

11'9" x 8'2" (3.58m x 2.49m)

Front Bedroom 3

12'11" x 9'9" (3.94m x 2.97m)

Door to en-suite.

En-suite

9'5" x 5'6" (2.87m x 1.68m)

Close-coupled economy flush WC, pedestal wash hand basin with tile splashback, bath set within marble panelling with 'Myra' electric shower fitment over and glass shower screen. Extractor.

Family Bathroom

8'5" x 11'1" (2.57m x 3.38m)

A newly fitted bathroom suite comprising a floating wall mounted oval shaped wash hand basin with nickel gold coloured mixed tap fitment and two vanity drawers under. We have a close-coupled economy flush WC and freestanding oval shaped bath again having nickel gold finish mixture shower and tap fitment over. Then a low threshold open walk-in shower again having a nickel gold finish mixer shower fitment having rain shower head and body wash. LED downlighting, extractor. Corian-

Bedroom 4

13'0" x 8'1" (3.96m x 2.46m)

Externally

To fore there is a driveway providing ample parking and turning area. Off of the driveway, there is a beautifully landscaped, decorative garden area.

To the rear of the property is a masonry built detached garage with remote-controlled roller shutter door, and adjoining cavity-built outbuildings. There is an enclosed concreted yard, and further steel aviary.

Mostly level-lawned gardens, being well maintained with some shrubbery and foliage throughout.

Enclosed fruit and vegetable garden with atrium.

Outbuildings

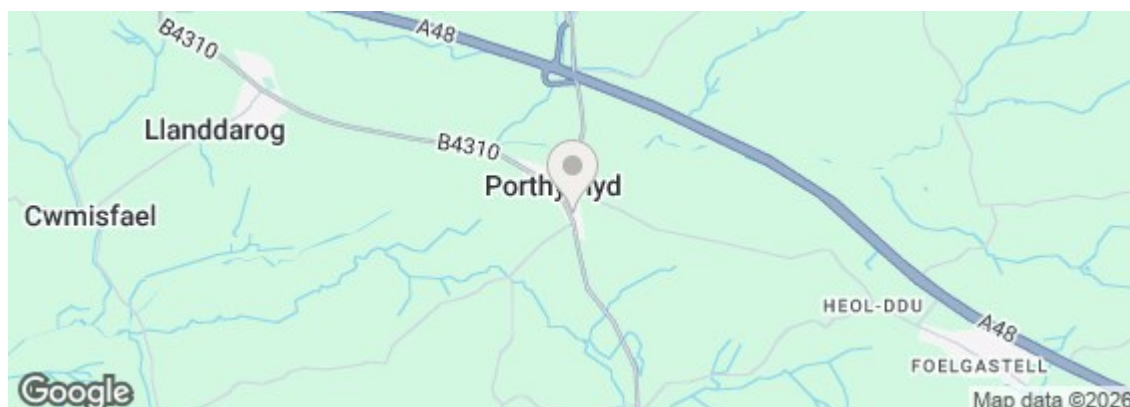
50'1" x 73'11" (15.27m x 22.53m)

Under a pitched roof. Cavity walls. Power, lighting and water.

Workshop measuring 5.50 x 2.90, and has power and lighting. Stainless steel sink. Steel-sliding door through to purpose-built kennels. Kennels measuring 2.52 x 5.12

Services

Mains water, electricity and drainage. Air source heat pump system and it also has 3.8 kilowatts of solar panels. Property is alarmed and also alarms throughout the kennels.





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains electricity, water and drainage. Air source heat pump and 3.8kw of solar panels.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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