

Terry Thomas & Co

ESTATE AGENTS



Gelli Aur, Llangynnin

St. Clears, SA33 4JZ

Located in the charming village of Llangynnin, St. Clears, this detached bungalow offers a delightful retreat for those seeking a peaceful yet convenient lifestyle. Boasting 2 reception rooms and 3 bedrooms, this property is perfect for families or those looking for a bit of extra space.

The spacious kitchen/dining room is ideal for hosting gatherings with loved ones, while the inviting lounge/conservatory provides a relaxing spot to unwind after a long day. With a well-maintained bathroom and ample parking for 3 vehicles, convenience is truly at your doorstep.

Surrounded by a large garden, this bungalow offers a tranquil outdoor space for gardening enthusiasts or those who simply enjoy basking in the fresh air. The village of St. Clears itself is a gem, with a primary school, doctors surgery, shops, and eateries just a stone's throw away. For those with secondary school students, Whitland and Carmarthen offer excellent options within a short distance.

Offers in excess of £299,950

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External

Property standing a level corner fan-shaped plot. Galvanised gated. Vehicle and pedestrian access leading onto a tarmac drive way, then leading to a detached garage. Pathways to all sides of the property. Paved pathway leading to open storm Porch. uPVC double glazed entrance door leading to hallway.

Hallway

Panel radiator with grilles. Door through to lounge, bedroom and kitchen

Front Bedroom

8'11" x 13'10" (2.73m x 4.23m)
uPVC double glazed windows to fore. Panel radiator with grilles thermostatically controlled. Built in triple wardrobe unit with sliding door fronts.

Lounge

12'11" x 15'11" (3.95m x 4.86m)
uPVC double glazed windows to side. Panel radiator with grilles thermostatically controlled. uPVC double glazed windows and French doors leading out to rear conservatory. Feature fire place with appointed slate surround.

Inner hallway

Access to loft space, doors leading to room 2, 3 and shower room

Kitchen

16'3" x 9'10" (4.96m x 3.02m)
Range of fitted base and eye level units with

light grey door and drawer fronts. Wood grain grey affect work surface over the base units. 5 ring LP gas hob. Stainless steel chimney style extractor over. Fan assisted oven grill. Plumbing for washing machine. Space for fridge. Panel radiator with grilles thermostatically controlled. Wood affect flooring. uPVC double glazed windows to rear. uPVC double glazed door leading out to conservatory.

Shower room

8'6" x 10'9" (2.60m x 3.30m)
Disability shower enclosure with power shower fitment. Dwarf shower screen. uPVC double glazed windows to fore. Pedestal wash hand basin. Close coupled WC. Built in airing cupboard which houses the hot water cylinder. Panel radiator with grilles thermostatically controlled. Partly tiled floor to ceiling tile walls and extractor.

Front bedroom 2

11'11" x 9'4" (3.64m x 2.87m)
uPVC double glazed windows to fore. Panel radiator thermostatically controlled. Wood affect flooring. Built-in triple wardrobe unit with sliding door frame fronts

Rear bedroom 3

9'4" x 9'11" (2.85m x 3.04m)
Panel radiator with grilles thermostatically controlled. upVC double glazed windows to rear. Views of garden and extended rural views beyond. Built-in triple wardrobe unit with sliding door frame fronts.

Conservatory

28'11" x 8'11" (8.82m x 2.73m)
uPVC double glazed windows to three sides on dwarf walls. Views over the rear garden and extensive country side. Part wood affect flooring. Panel radiator with grilles thermostatically controlled. uPVC double glazed doors to two sides leading out into rear garden.

Rear Garden

Timber deck patio area. Mainly lawn with some established shrubbery, bushes and trees. Glass green-house. Vegetable plot. Detached garage rear to the green-house. Various conjoining store sheds linking with garage.

Detached garage

21'6" x 15'8" (6.57m x 4.78m)
Timber frame construction. Under a pitched roof. Clad externally with timber. Power and lighting and remote-control roller shutting door to fore. Power point and taps.

Shed

18'0" x 8'11" (5.49m x 2.74m)
Power and lighting conjoining with store shed

Store shed

12'9" x 6'11" (3.91m x 2.11m)
With a covered passageway.

Services

Mains water, drainage and electricity





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band:

Services: Mains water, drainage and electricity.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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