

Terry Thomas & Co

ESTATE AGENTS



3 Caerwenog , Trelech, SA33 6RU

Nestled in the village of Trelech, Carmarthen, this semi-detached house offers a delightful blend of comfort and character. With three well-proportioned bedrooms, this two-storey residence is perfect for families or those seeking a peaceful retreat. The property features a welcoming reception room, complete with an atmospheric focal-point fireplace that adds warmth and charm to the living space.

The exterior of the house is equally appealing, showcasing an attractive pointed brick façade beneath a classic Mansard tiled roof. A small fore garden, adorned with a vibrant array of shrubbery and flora, enhances the property's curb appeal and provides a lovely outdoor space to enjoy. Conveniently located, this home is within reach of local amenities and just a short walk from the village school, making it an ideal choice for families.

The property also includes parking for one vehicle, ensuring practicality alongside its many other features.

In summary, this semi-detached house in Trelech is a wonderful opportunity for those looking to embrace village life in a warm and inviting home. With its charming character and convenient location, it is sure to appeal to a variety of buyers.

Offers in the region of £155,000

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Entrance Hall

10'11" x 7'11" (3.34m x 2.42m)

uPVC double glazed entrance door, staircase to first floor, understairs storage, single panel radiator, door through to lounge and door through to open plan kitchen/dining room.

Open plan kitchen/ dining room

21'3" x 9'10" extending to 16'11" (6.48m x 3.01 extending to 5.17m)

Dining area having panel radiator with grills thermostatically controlled, uPVC single glazed window to rear, built in store cupboard. Kitchen area having range of fitted base and eye level units with Oak door and drawer fronts and a granite effect work surface over the base unit, having a 4 ring halogen hob with a pull out extractor over, built in microwave oven and an oven/grill, stainless steel sink, fully integrated dishwasher, panel radiator with grills

thermostatically controlled, uPVC single glazed window to rear, tiled walls between the base and eye level units. Built in understairs larder

Lounge

12'11" x 10'11" (3.94m x 3.35m)

Feature tiled fireplace, uPVC single glazed window to fore, single panel radiator.

Open plan kitchen/ dining room

21'3" x 9'10" extending to 16'11" (6.48m x 3.01 extending to 5.17m)

With a range of base and eye level units, two uPVC double glazed windows to rear

First Floor

Landing area with uPVC single glazed window to side, access to loft space, doors leading to all bedrooms and bathroom.

Rear bedroom 1

13'11" x 10'0" (4.25m x 3.06)

Single panel radiator and 2 uPVC single glazed windows to the rear.

Front bedroom 2

13'10" x max into passage narrowing to 11'2" x 11' (4.24m x max into passage narrowing to 3.42m x 3.38)

uPVC double glazed door leading out to the side and a uPVC single glazed window to fore.

Front bedroom 3

9'8" x 8'0" (2.97m x 2.46m)

Single panel radiator thermostatically controlled and a uPVC single glazed window to fore.

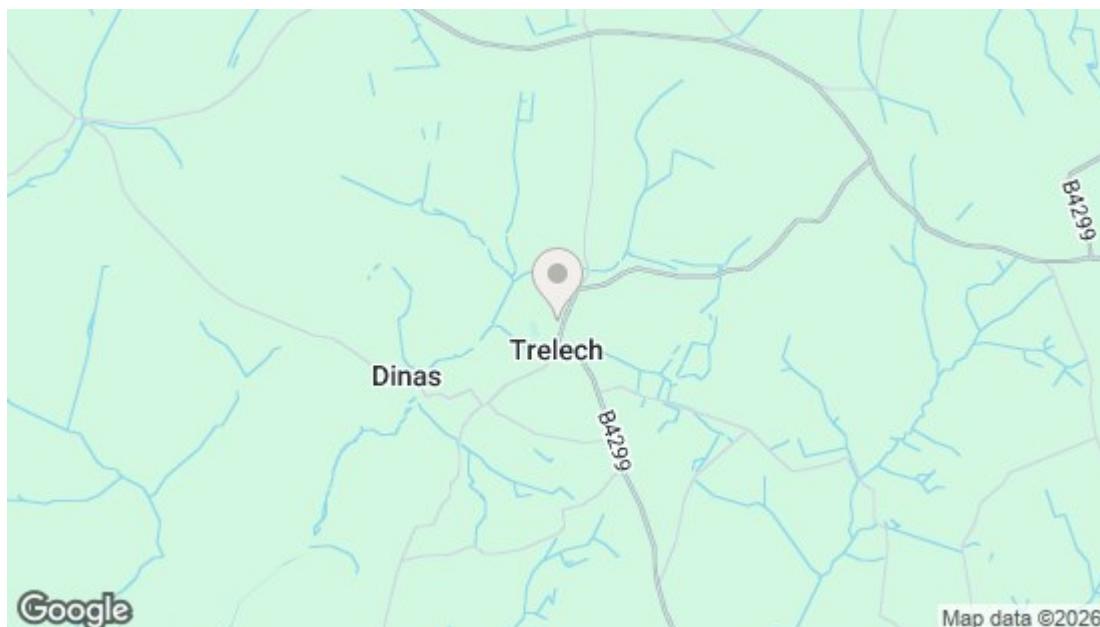
Bathroom

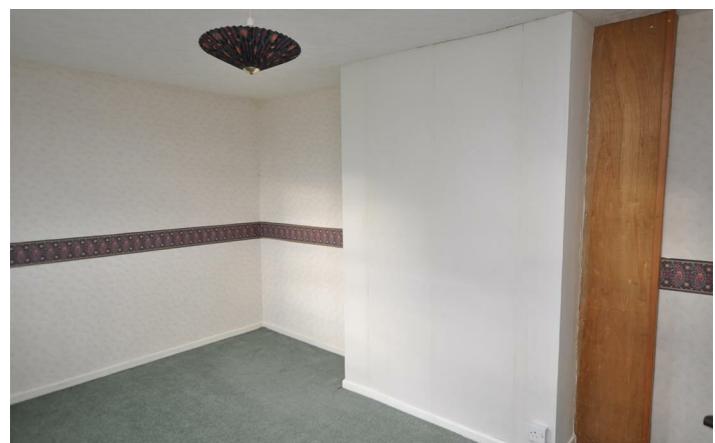
5'6" x 6'11" (1.69m x 2.13m)

Panel bath with bi folding shower screen over and an electric shower fitment. Pedestal wash hand basin and low-level WC, single panel radiator thermostatically controlled and uPVC single glazed window to rear.

Externally

Property has the benefit of Oil central heating with is served through the combination boiler housed in the masonry-built store shed/workshop. Property externally to the front has unrestricted on street parking, concreted pathway leading up to the entrance door which continues on to the side of the property. Front lawned garden area with established hedgerow to the front boundary, brick built combined store shed and utility space, utility having the oil-fired combination boiler, then 2 further store sheds. Rear garden, level lawned garden small patio area to the rear and adjoining playground/park area to the rear boundary.





Floor Plan

Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: C

Services: Mains electricity, water, drainage and oil fired central heating

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			
(81-91) B			74
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		53	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	