Terry Thomas & Co
ESTATE AGENTS










# Cedrwydd, Heol Blaengwastod

## Llangunnor, Carmarthen, SA31 2LE

A spacious four-bedroom family home in the popular residential area of Llangunnor, offering generous accommodation, ample private parking and excellent views over Carmarthen Town and beyond. The property features a tarmacadamed entrance drive, landscaped front garden with artificial grass, decking and paved sun terrace, together with gated side access. To the rear is a sunny south-facing terraced garden with paved seating areas and lawn, providing an excellent outdoor space for relaxing and enjoying the far-reaching views. Conveniently located within easy reach of Carmarthen town, local schools, shops and recreational facilities, this is an ideal family home combining space, attractive gardens and a convenient location.

## Offers in the region of £315,000

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### Entrance
uPVC double glazed double entrance door leading

### Hallway
Laminate flooring, panelled radiator with grills and thermostatic control, together with central heating thermostat control. Access to the loft is provided via a retractable loft ladder, leading to a partly boarded loft space.

### Bedroom 1
13'3" x 11'3" (4.06m x 3.45m)
Panelled radiator with thermostatic control. uPVC double glazed window views overlooking Carmarthen Town.

### Bedroom 2
11'9" x 10'10" (3.60m x 3.32m)
Built-in double cupboard. Panelled radiator with thermostatic control. uPVC double glazed window overlooking the Towy valley.

### Bedroom 3
11'10" x 11'3" (3.63m x 3.45m)
Panel radiator with thermostatic control. uPVC double glazed window. Skimmed ceiling.

### WC
Laminate floor. Tongue & Groove to dado height. uPVC double glazed window.

### Bathroom
Ceramic tiled floor. uPVC double glazed window. Fully tiled walls. Two-piece white suite comprising a wash hand basin with storage cupboards beneath and a corner spa bath with an electric shower over. Downlighting. Skimmed ceiling.

### Kitchen/Breakfast Room
11'7" x 11'3" (3.55m x 3.43m)
Part tiled walls. A range of fitted base and eye-level kitchen units incorporating a sink unit, electric oven, hob and cooker hood, together with plumbing for a washing machine. uPVC part opaque double glazed door to the rear. Fitted linen cupboard with radiator. Additional fitted storage cupboard with one power point. With a ceramic tiled floor, a uPVC double glazed window, and a panelled radiator with thermostatic control.

### Lounge
18'6" x 14'1" (5.66m x 4.31m)
uPVC double glazed picture window to fore from with far reaching views over the lower Towy valley, Carmarthen town and beyond. Feature fire surround. Radiator

### Home Office
11'7" x 8'11" (3.55m x 2.74m)
uPVC opaque double-glazed window, radiator, and a fitted three-door cupboard/wardrobe. uPVC entrance door to the front elevation and door leading to outside utility.

### Outside utility
10'0" x 8'11" (3.07m x 2.74m )
uPVC opaque double glazed window. uPVC entrance door to rear. Home bar and work surface.

### Externally
Tarmacadamed entrance drive providing ample private parking. Landscaped, walled front garden incorporating artificial grass, a decked sun terrace and paved patio, enjoying far-reaching views over Carmarthen and beyond. Gated pathways provide access to both sides of the property. The sunny, south-facing rear garden is arranged over terraced levels with paved seating areas and lawned sections, providing an excellent outdoor space for relaxing and entertaining. Outside lights. Outside tap. Two useful storage sheds.












## Floor Plan

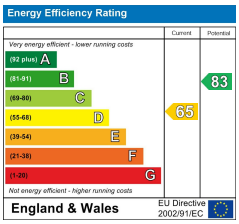


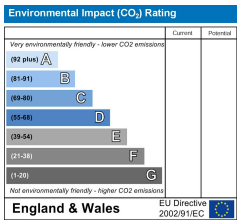

**Type:** House
**Tenure:** Freehold
**Council Tax Band:** E

**Services:** Mains Electricity, Drainage, Water and Gas.
**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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