

Terry Thomas & Co

ESTATE AGENTS



Brynseion Tenby Road

St. Clears, SA33 4JN

Situated on Tenby Road in the heart of St. Clears. This splendid detached house offers a perfect blend of comfort and space, ideal for family living. With four generously sized bedrooms. The house boasts three well-appointed reception rooms, providing versatile spaces for entertaining guests, family gatherings, or simply enjoying quiet evenings at home. Whether you prefer a formal sitting room, a cozy lounge, or a bright and airy dining area, this home caters to all your needs. With three modern bathrooms, morning routines will be a breeze, allowing for convenience and comfort for all residents. The thoughtful layout ensures that everyone has their own space, making it an ideal choice for larger families or those who enjoy hosting visitors. The property has ample parking for many vehicles and extensive grounds and gardens.

In summary, this delightful detached house on Tenby Road is a rare find, combining spacious living areas, comfortable bedrooms, and excellent parking facilities. It presents an exceptional opportunity for those seeking a family home in the picturesque surroundings of St. Clears, Carmarthen. It is also a stones throw from the Pembrokeshire coastline. Don't miss the chance to make this wonderful property your own.

Offers in the region of £499,995

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Entrance

Georgian style twin pillared entrance porch with uPVC entrance door.

Dining

5.1m x 4.12m

uPVC double glazed window to fore. Part stain glass French doors through to inner hallway. Door through to Sitting Room, Breakfast Room.

Sitting room

4.0m x 4.12m

Ornate Feature fireplace with marble hearth and back plate two uPVC windows to fore and side. Double panelled radiator with grills, thermostatically controlled.

Breakfast Room

3.89m x 3.35m

Range of base and eye level fitted units with white painted door and drawer fronts and a solid granite worksurface over. Tiled walls between the base and eye level units. Granite splashback. Wood grain effect flooring. Open way leading through to the Open plan/dining/family room with part stain glass double doors leading through to Preparation room.

Utility Room 1

14'9" x 11'5" (4.5m x 3.50m)

Fitted base and eye level units with Mustard coloured door and drawer fronts with a solid granite worksurface over incorporating a 1 ½ bowl Franke porcelain sink. uPVC double glazed French doors leading out to the rear paved courtyard. Panelled radiator with grills, thermostatically controlled. Built-in cupboard.

Inner hallway

Staircase to first floor. Under stairs storage cupboard. Panel radiator. uPVC double glazed door leading to rear courtyard.

Library

12'4" x 12'10" (3.77m x 3.93m)

Feature Fireplace. Fitted book shelves with storage cupboards under. uPVC double glazed window to rear.

Utility room 2

1.91m x 2.66m

Range of fitted base and eye level units. Cupboard housing Worcester Bosch main gas fired boiler which serves the central

heating system and heats the domestic water. Additionally, the property has approx. 4kW Solar paneling. Plumbing for washing machine. uPVC door leading out the rear courtyard. Door through to

Cloakroom

Close coupled economy flush WC. Wash hand basin fitted within a 4.12m x 3.55m vanity unit with high gloss drawer and drawer front. uPVC double glazed window to the side.

Open Plan Kitchen/Family room

8.99m x 4.65m

The kitchen area having fitted base units with matt finish Granite effect worksurface over incorporating 1 ½ bowl stainless-steel sink with chrome mixer tap fitment. 6 ring gas cooker range with double oven, grill and warming plate. Double aspect room having uPVC double glazed windows to side and rear. With additional part bevel glazed stable side entrance door. uPVC double glazed doors leading out to the side paved patio area and formal gardens in turn. Two contemporary modern radiators both thermostatically controlled. Feature wood burning stove 5kw with tiled hearth. Door leading through to the

Toy room/playroom/office

8'10" x 7'5" (2.70m x 2.28m)

uPVC double glazed window to side. Panelled radiator with grills, thermostatically controlled.

First Floor Half Landing

Large uPVC double glazed window encapsulating a stained-glass motif.

Galleried Landing

Double panel radiator. Doors to all Bedrooms, Family Bathroom and Shower Room.

Bedroom 1

3.93m x 3.77m

Panel radiator. uPVC double glazed window to rear with leaded glass.

Bedroom 2

3.40m x 4.18m

uPVC double glazed window to front and side with glazed fan light over.

Bedroom 3

2.46m x 3.05m

Panel radiator. uPVC double glazed window to fore with fan light over.

Bedroom 4

2.27m x 2.51m

Victorian style suite in white comprising wash hand basin in fitted vanity unit with tiled splash back. Low level WC. Panelled bath with chrome Georgian style mixer taps and shower fitment. Half tiled walls. Panel radiator. uPVC double glazed window to side.

Bathroom

2.27m x 2.51m

Corner enclosure, close coupled economy flush, vanity unit with a sink, large mirror with light. Chrome ladder towel radiator. Large floor to ceiling airing cupboard with fitted shelving

unit. Panel radiator. Double glazed window to fore.

Shower room

Corner enclosure, close coupled economy flush, vanity unit

incorporating a sink, large mirror with light. Chrome ladder towel radiator. Large floor to ceiling airing cupboard with fitted shelving

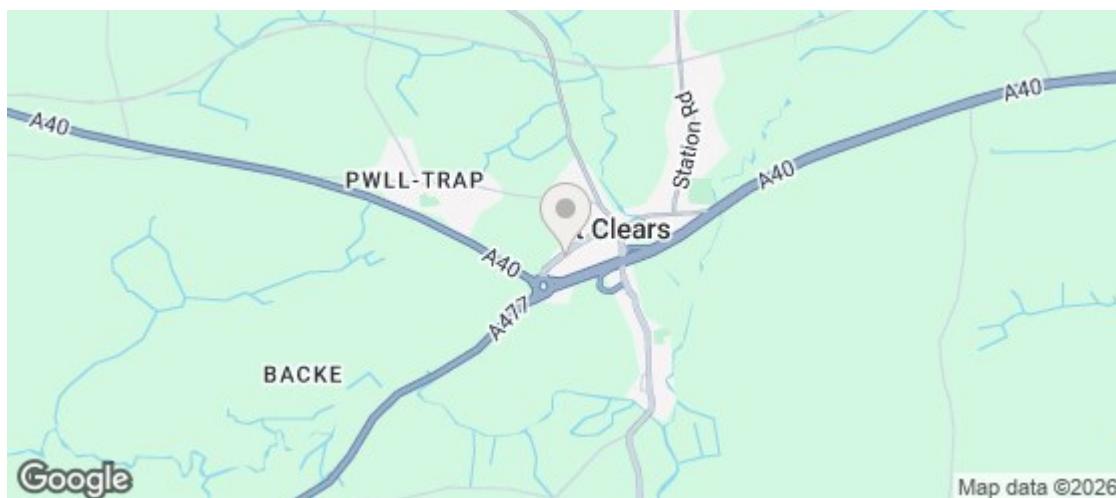
unit. Panel radiator. Double glazed window to fore.

Externally

The property is approached via a tarmacadam driveway through a double gated entrance which leads directly up to the front entrance door and also leads to a garage entrance and behind we have a studio/hobby room. Studio/Hobby Room 4.86m x 2.93m Garage 2 6.01m x 2.65m Up and over door to fore. 30ft Static Caravan to remain on the property.

Garden area

Directly to fore there are landscaped gardens. To The East side of the property there is a level mainly lawned garden with a further shed, chicken shed, 2 green houses and Polly tunnels. with a mature hedgerow to the boundary. There is also a paved patio area. To the rear of the property there is a mainly paved courtyard which has masonry built walls to the boundary, having a pedestrian gate to the West Side, leading onto the tarmacadam area in the front of the garages.





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: F

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

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			84
(81-91) B			
(69-80) C		77	
(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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