

Terry Thomas & Co

ESTATE AGENTS



20 Myrddin Crescent, Carmarthen, SA31 1DX

A beautifully presented and well-maintained home offering spacious and versatile accommodation, perfectly suited to modern family living. The property combines character and practicality with stylish interiors, generous living spaces, and a thoughtfully landscaped rear garden designed for outdoor enjoyment. Inside, the accommodation provides bright and comfortable living areas together with well-proportioned bedrooms and modern kitchen and bathroom facilities, creating a home that is ready to move into. Outside, the attractive rear garden features a generous patio, lawn, raised planting beds and a charming pergola walkway, providing an excellent space for entertaining and relaxation. Additional outbuildings and storage enhance the property's practicality, while tandem off-road parking for two vehicles to the front adds everyday convenience.

Offering a wonderful balance of indoor and outdoor living, this attractive property is ideal for families, couples or those seeking a home with excellent entertaining space in a desirable setting.

Offers in the region of £265,000

20 Myrddin Crescent, Carmarthen, SA31 1DX



Beautifully Extended & Fully Refurbished Bay-Fronted Semi-Detached Family Home. A Stunning Blend of Period Character & Contemporary Living.

An exceptional opportunity to acquire this beautifully extended and comprehensively refurbished bay-fronted semi-detached residence, occupying a highly sought-after residential location. Finished to an outstanding standard throughout, the property successfully combines original period charm with high-quality contemporary fittings to create an impressive family home ready for immediate occupation.

Offering spacious open-plan living, three well-proportioned bedrooms, landscaped gardens and off-road parking for two vehicles, this immaculate home is perfectly suited to modern family life.

Entrance Hall

The property is approached via an attractive paved forecourt enclosed by decorative cast iron rope-top railings, with tandem off-road parking for two vehicles.

A decorative uPVC double-glazed entrance door incorporating encapsulated stained glass inserts and matching side panel opens into a welcoming entrance hallway featuring original stripped and waxed pine parquet flooring, a Victorian-style roll-top radiator, carpeted staircase with runner, understairs storage cupboard and original stripped pine internal doors, immediately setting the tone for the quality and character found throughout the property.

Cloakroom / WC

Fitted with a contemporary close-coupled WC and oval wash hand basin with Victorian-style mixer tap set within rail, telephone point and central heating radiator. Ceramic tiled flooring and uPVC double-glazed side window.

Lounge

approximately 12'0" x 12'8" (maximum into bay) (approximately 3.66m x 3.88m (maximum into bay))
A beautifully presented reception room enjoying a large bay window providing excellent natural light. Original stripped and waxed pine floorboards complement the attractive wood-burning stove set upon a slate hearth with solid oak mantel, creating a warm focal point. Further features include a Victorian-style radiator together with television and telephone points.

Open Plan Kitchen / Dining / Family Room

The impressive L-shaped open-plan living space forms the true heart of the home, providing an exceptional area for everyday family living and entertaining. The stylish contemporary kitchen is fitted with an excellent range of sage green shaker-style wall and base units complemented by wood-effect work surfaces and a porcelain sink with chrome mixer tap. Integrated appliances include Dishwasher, Washing machine, Tumble dryer and Fridge freezer. In addition, there is a Range-style cooker incorporating a five-ring gas hob, grill, double oven and stainless steel chimney extractor canopy. Further features include attractive cream brick-effect tiled splash backs, LED lighting, Velux roof window, wall-mounted contemporary radiator, concealed gas-fired combination boiler serving the central heating and hot water system, and stone-effect ceramic tiled flooring.

The dining and family area retains much of the property's original character with stripped pine flooring, feature fireplace and contemporary radiator, while uPVC French doors provide direct access to the landscaped rear garden.

First Floor

A gallery-style landing provides access to all first-floor accommodation together with access to the loft space.

Bedroom 1

approximately 11'3" x 10'11" (approximately 3.45m x 3.35m)

A delightful principal bedroom overlooking the rear garden, featuring an attractive original fireplace, picture rail, telephone point and central heating radiator.

Bedroom 2

approximately 11'0" x 11'1" (approximately 3.36m x 3.39m)

A spacious front-facing double bedroom retaining its original fireplace and picture rail, together with uPVC double-glazed window and radiator.

Bedroom 3

approximately 7'1" x 7'2" (approximately 2.16m x 2.19m)

An ideal nursery, child's bedroom or home office with picture rail, radiator and uPVC double-glazed window.

Family Bathroom

approximately 7'0" x 7'8" (approximately 2.15m x 2.35m)

Beautifully appointed with attractive sage brick-effect tiling and contemporary fittings comprising a P-shaped bath with glazed shower screen and rainfall shower, vanity wash hand basin with oak-effect storage unit, close-coupled WC, LED lighting, extractor fan and Victorian-style chrome heated towel radiator.

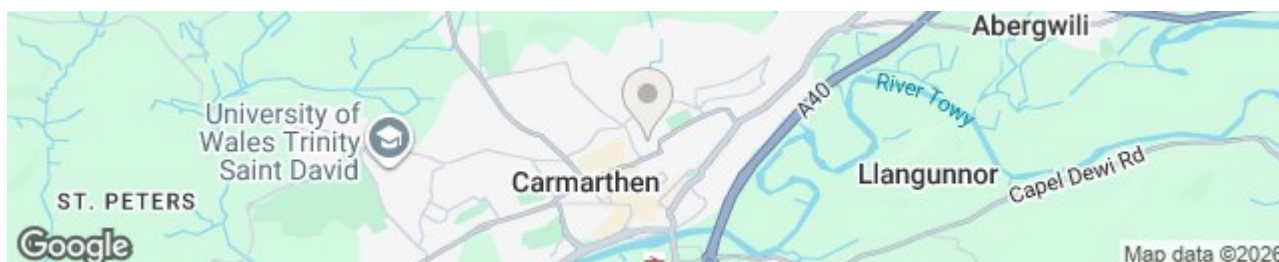
All ceilings throughout the property have been professionally skimmed to provide a smooth contemporary finish.

Garden and Outside

The rear garden has been thoughtfully landscaped to create an attractive and private outdoor space, ideal for both relaxing and entertaining. A generous stone-effect patio offers ample room for outdoor seating and dining, leading onto a well-maintained lawn bordered by raised masonry planting beds. An attractive pergola walkway adds character and creates a charming focal point within the garden.

Further external features include a brick-built lean-to store, an additional timber garden shed, timber log stores, and a concrete hardstanding suitable for a greenhouse or garden building. The garden also benefits from an outside water tap, external power points, featherboard fencing, and secure pedestrian side access.

To the front, the property provides tandem off-road parking for two vehicles and is complemented by attractive cast iron boundary railings, enhancing its kerb appeal.





Floor Plan



Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band: D

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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