

Terry Thomas & Co

ESTATE AGENTS



Shambles

Red Roses, Whitland, SA34 0PD

Located in the charming hamlet of Red Roses, Whitland, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spacious and thoughtfully designed, it provides an ideal home for family living or anyone seeking a quieter pace of life. Upon entering, you are welcomed by two generous reception rooms, filled with natural light and offering plenty of space for daily living and family time. The bungalow features four well-proportioned bedrooms, along with a well-appointed bathroom that meets the needs of the household with ease. Outside, the property includes ample parking and a garage. It is situated close to the Pembrokeshire coastlines with its beautiful beaches. The surrounding area is known for its lovely countryside views and friendly community, making it an appealing location in this part of Wales.

Offers in the region of £330,000

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Exterior

The property occupies a corner plot with a generous lawned garden to the front. Pathways provide access around all sides of the property. To the left-hand side, there is a gravelled storage area housing a bunded oil tank and a timber garden shed. To the rear, there are well-maintained lawned gardens with paved patio areas on either side and a timber decked seating area, perfect for outdoor dining and relaxation. An outside tap is also fitted for convenience.

A tarmacadam driveway provides off-road parking for at least three cars and leads up to the adjoining garage.

Entrance

uPVC double glazed entrance door leading through to the entrance porch, which has uPVC double glazed windows to three sides. We have a slate effect ceramic tile floor. Down lighting. An Oak finished framed uPVC double glazed entrance door encapsulating a stained and bevelled glass motif with matching uPVC panel windows to the side.

Entrance Hall

4.61m x 2.14m

Double panelled radiator, thermostatically controlled. The hallway extends to 6.21m x 2.27m Oak engineered internal doors throughout, and from the hallway, the doors lead off to all bedrooms, lounge, kitchen, dining family room, bathroom, shower room, and WC. Off the hallway, there is access to loft space, a built-in coats cupboard, and a store cupboard.

Kitchen/dining/family room

4.76m x 4.15m

The kitchen has a range of modern base and wall units with cream coloured door and drawer fronts and a gloss finished granite effect work surface over the base units, incorporating a Neff four-ring induction hob with a stainless-steel chimney-style extractor over. We have a dresser-style unit, a fully integrated fridge, plumbing for dishwasher and Washing machine , a stainless-steel single drainer



Bathroom

sink unit, and a Hotpoint fan-assisted oven/grill. Multi-coloured tiled walls between the base and wall units, a breakfast bar area, two uPVC double glazed windows to the side, and a uPVC double glazed side entrance door. Ceramic tiled floor, double panelled radiator, and lighted display cabinets between the units.



Lounge

15'7" x 13'8" (4.76m x 4.19m) Two Double panelled radiators both thermostatically controlled. uPVC double glazed patio doors leading out to the Sun Lounge.



Conservatory/Sunlounge

3.37m x 3.98m uPVC double glazed windows to three sides on dwarf walls under a vaulted uPVC double glazed roof, fan light switch, and a wall-mounted electric heater. Slate effect ceramic tile floor.



Bedroom 1

10'11" x 9'8" (narrowing to 7'4") (3.33m x 2.97m (narrowing to 2.26m) Double panelled radiator, thermostatically controlled. uPVC double glazed windows to the rear, a double wardrobe with louvred doors, and a store cupboard with louvred doors.



The Family Bathroom/Shower Room/WC

2.94m x 2.05m Four piece suite comprising a double shower cubicle with a Triton power shower, Marblex panel walls, close coupled economy flush WC and wash hand basin both set in a vanity unit with a work surface with cupboards and drawers under. Panelled bath with chrome mixer shower and tap fitment. Chrome towel radiator. uPVC double glazed window to the rear, fully tiled walls. Downlighting and a light extractor fan.

Rear Bedroom 2

13'8" x 12'11" (max into built-in wardrobe space) (4.18m x 3.95m (max into built-in wardrobe space)) Double panel radiator, thermostatically controlled. uPVC double glazed window to the rear. Built-in

triple wardrobe unit with floor-to-ceiling sliding mirrored door fronts.

Front Bedroom 3

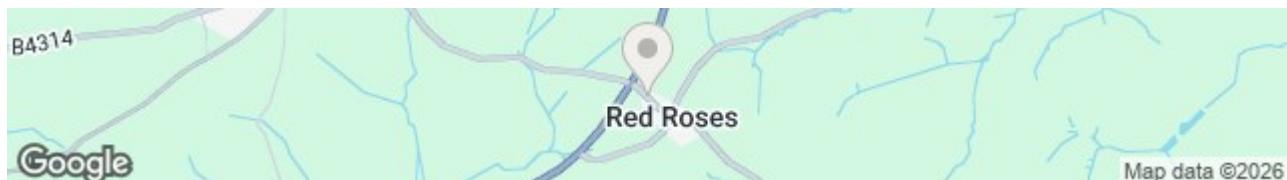
10'7" x 13'7" (3.24m x 4.16m) Double panelled radiator, thermostatically controlled. uPVC double glazed window to the front. Built-in double wardrobe unit with floor-to-ceiling mirrored sliding doors.

Front Bedroom 4

3.26m x 2.97m uPVC double glazed window to the front, a double panelled radiator, thermostatically controlled. Built-in double wardrobe unit with floor-to-ceiling mirrored sliding doors.

Garage

18'4" x 9'9" (internal) (5.59m x 2.98m (internal)) The garage features an up-and-over door to the fore and a uPVC double glazed window to the side. A uPVC double glazed side entrance door provides additional access. The garage is equipped with power and lighting, and there is access to loft storage above. It houses a Grant oil-fired boiler which serves the central heating system and provides domestic hot water via a combination boiler. There is also a separate low-level WC and a corner wall-mounted wash hand basin with tiled splashback, together with a uPVC double glazed window to the rear.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band:

Services: Mains Electricity, Drainage, Water and Oil.

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			
(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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