

Terry Thomas & Co

ESTATE AGENTS



3 Heol Mair Carmarthen, SA31 3EN

An exceptionally well-presented detached family residence occupying a sought-after position on Pentremeurig Road, offering spacious and stylish accommodation finished to a high standard throughout. The property features a recently refitted contemporary kitchen with integrated Neff appliances and marble work surfaces, generous reception rooms, four well-proportioned bedrooms including a principal bedroom with en-suite shower room, and a beautifully appointed family bathroom.

Further benefits include quality oak internal doors, Kardean flooring, gas-fired central heating, an integral double garage with remote roller door, modern electrical installation, and ample off-road parking for up to four vehicles.

Externally, the property enjoys attractive landscaped gardens with extensive paved patios ideal for entertaining, level lawns, established shrub borders, secure gated side access, and pathways surrounding the property, creating a superb family home in a highly desirable residential location.

Video Tour available upon request

Offers in the region of £395,000

3 Heol Mair

Carmarthen, SA31 3EN



Entrance Hallway

Accessed via an attractive blue composite double-glazed entrance door featuring beveled and stained-glass detailing beneath a charming open stone porch with three Corinthian-style column supports. The welcoming hallway features oak-effect Kardean flooring, a thermostatically controlled radiator. Internal doors throughout are oak-engineered.

Cloakroom/WC

Fitted with a close-coupled WC and wash hand basin set within a contemporary high-gloss vanity unit. Kardean flooring, chrome ladder-style towel radiator, and double-glazed side window.

Lounge

approx. 20'11" (into bay) x 16'11" max (approx. 6.40m (into bay) x 5.18m max)

A generous principal reception room featuring a large front-facing bay window, attractive oval feature windows, and a striking solid marble fireplace with pillared surround and matching hearth. Oak-engineered double doors open into the dining room. Kardean flooring and two thermostatically controlled radiators. Oak and glass staircase leading to first floor.

Dining Room

approx. 10'4" x 8'3" (approx. 3.16m x 2.52m)

A bright dining space with Kardean flooring, radiator, serving hatch to the kitchen, and double-glazed French doors opening onto the rear patio and garden. Additional side windows enhance the natural light.

Kitchen

approx. 14'9" x 8'1" (approx. 4.50m x 2.48m)

Refurbished with an excellent range of contemporary high-gloss cream wall and base units complemented by solid marble work surfaces and matching splashbacks. Integrated appliances include Neff four-ring halogen hob, Stainless steel and glass chimney-style extractor, Neff integrated microwave, Neff fan-assisted oven and grill, Integrated dishwasher, Integrated fridge and Larder storage cupboard. Kardean flooring, spotlighting, thermostatically controlled radiator, and two double-glazed windows overlooking the rear garden.

Utility Room

approx. 8'5" x 4'6" (approx. 2.58m x 1.39m)

Fitted work surface with wall cupboards, plumbing for washing machine, and space for a freezer. Composite side entrance door with decorative glazed insert and double-glazed side window. Kardean flooring.

Integral Double Garage

approx. 16'8" x 16'6" (approx. 5.10m x 5.05m)

A spacious garage accessed via a remote-controlled roller shutter door. Equipped with power and lighting and housing the Worcester gas-fired condensing combination boiler serving the pressurised central heating and hot water system. The property also benefits from a modern 18th Edition consumer unit and updated electrical installation.

First Floor

A feature oak and glass balustrade staircase rises to a spacious galleried landing with access to the loft space via a pull-down ladder. Oak-engineered doors lead to four bedrooms and the family bathroom.

Rear Bedroom 1

10'5" x 11'5" (32'9" x 36'1" (3.19m x 3.50m (10'6" x 11'6")

A well-appointed double bedroom fitted with an extensive range of maple-finish bedroom furniture comprising two double wardrobes, one single wardrobe, eight eye-level storage cupboards and a twin-pedestal dressing chest. uPVC double-glazed window to the rear elevation and panel radiator with thermostatic control. Door through to

En-Suite Shower Room

Fitted with a shower cubicle incorporating a chrome rainfall shower head and mixer shower fittings, wash hand basin set within a vanity unit with high-gloss white door fronts, and a close-coupled low-flush WC. Additional features include a uPVC double-glazed window to the side elevation, floor-to-ceiling tiled walls with decorative patterned inserts, and a granite-effect porcelain tiled floor.

Rear Bedroom 2

13'3" x 7'8" (4.05m x 2.34m)

A spacious bedroom with uPVC double-glazed window to the rear elevation and panel radiator with thermostatic control. Fitted bedroom furniture comprises a triple wardrobe, single wardrobe, and four double eye-level storage cupboards positioned above the bed area, all complemented by attractive oak-finished door fronts. Access is provided to the loft space.

Dressing Room

A highly versatile and comprehensively fitted dressing room incorporating a double wardrobe, two single wardrobes, two single storage units, and a dressing chest/desk with oak-finished work surfaces and matching drawer fronts. Further storage is provided by an additional eye-level cupboard. A double-glazed Velux roof window provides natural light, while access is available to eaves storage and loft space.

Landing

With pull-down loft ladder access and an airing cupboard housing the unvented hot water cylinder together with fitted shelving

Front Bedroom 3

11'1" x 10'5" (maximum) (3.40m x 3.18m (maximum))

A generously proportioned bedroom fitted with a comprehensive range of furniture including a triple wardrobe, twin-pedestal dressing chest, and two double plus one single eye-level storage cupboards. Additional furniture includes two three-drawer bedside chests. All units feature attractive oak-finished doors and drawer fronts. Benefiting from a uPVC double-glazed window to the front elevation and a panel radiator with thermostatic control.

Bedroom 4

7'6" x 7'5" (maximum) (2.30m x 2.27m (maximum))

Featuring fitted furniture comprising a double wardrobe and eye-level storage cupboard, both finished with oak-effect doors. Additional storage is provided by a five-drawer chest. A uPVC double-glazed window provides natural light.

Family Bathroom

7'7" x 6'0" (2.33m x 1.85m)

Beautifully appointed with a porcelain tiled floor and floor-to-ceiling wall tiling incorporating decorative patterned inserts. The suite comprises a panelled bath with chrome mixer tap and chrome mixer shower attachment, complemented by a curved glass shower screen, a wash hand basin set within a vanity unit with white door fronts, and a close-coupled low-flush WC. Additional features include a chrome ladder-style heated towel rail, recessed down lighting, and a uPVC double-glazed window to the rear elevation.

External

The property benefits from pathways extending around all sides, providing convenient access throughout the plot. Secure access to the rear garden is available via attractive black powder-coated galvanised gates positioned to both sides of the property.

To the rear, there is a predominantly level lawned garden with established raised shrub borders along sections of the boundary, creating an attractive and private outdoor space. The garden further benefits from two substantial paved patio areas, ideal for outdoor entertaining and al fresco dining. An exposed pointed brick boundary wall adds character and definition to the garden setting.

Additional external features include an outside water tap and external power points.





Floor Plan



Type: House - Detached
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
 Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

