

Terry Thomas & Co

ESTATE AGENTS



Felin Fach, Grist Square

Laugharne, SA33 4ST

Located in the centre of the charming township of Laugharne, Carmarthen, this delightful detached bungalow in Grist Square offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. This bungalow has ample parking space which is a rare find for many of the surrounding properties. Set in the picturesque surroundings of Laugharne, residents can enjoy the beauty of the Welsh countryside, with local amenities and attractions just a stone's throw away. The township is known for its rich history and stunning coastal views, making it an appealing location for those who appreciate both nature and culture.

In summary, this charming bungalow in Grist Square presents an excellent opportunity for anyone looking to settle in a tranquil yet vibrant community. With its practical layout, ample parking, and proximity to local attractions, it is a property not to be missed.

Offers in the region of £295,000

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Kitchen

10'7" x 8'5" (3.23 x 2.57)

Range of fitted base and eye level units with light Oak finished door and drawer fronts. Marbleized gloss finished effect work surface over the base units incorporating single drainer sink. Space for fridge. 4 ring LP Gas Hob. Ariston Oven/Grill. Pull out Extractor. Tiled walls between the base and eye level wall units with floral pattern inserts. uPVC double glazed windows to rear. Single panelled radiator. Door through to open plan lounge/dining room.

Utility room

8'5" x 4'7" (2.57 x 1.41)

Fitted base unit with stainless steel sink. Plumbing for washing machine. Built in airing cupboard. Copper hot water cylinder. Single panel radiator thermostatically controlled. Built in store cupboard. uPVC double glazed windows to rear.

Lounge/Dining room

19'10" x 11'5" (6.05 x 3.48)

Single panelled radiator and double panelled radiator. Feature fireplace. uPVC double glazed windows to fore. uPVC double glazed patio door leading through to conservatory.

Conservatory/Entrance Porch

approx 7'3" x 6'6" (approx 2.21 x 2.00)

uPVC double glazed windows to three sides. uPVC double glazed roof. uPVC Double glazed entrance door. Ceramic tiled floor.

Front Entrance Hall

uPVC Double Glazed entrance door. Single panelled radiator. Access to loft space. Doors leading to 2 Bedrooms and Shower room/WC. Built-in coat/store cupboard.

Front Bedroom 1

11'4" x 9'1" (3.47 x 2.79)

Built in double wardrobe. Single panel radiator thermostatically controlled. uPVC double glazed window to fore.

Rear Bedroom 2

11'5" x 10'8" (3.48m x 3.26m)

uPVC double glazed windows to rear. Built in double wardrobe with folding doors. Single panel radiator thermostatically controlled.

Shower room

2.17m x 1.97m

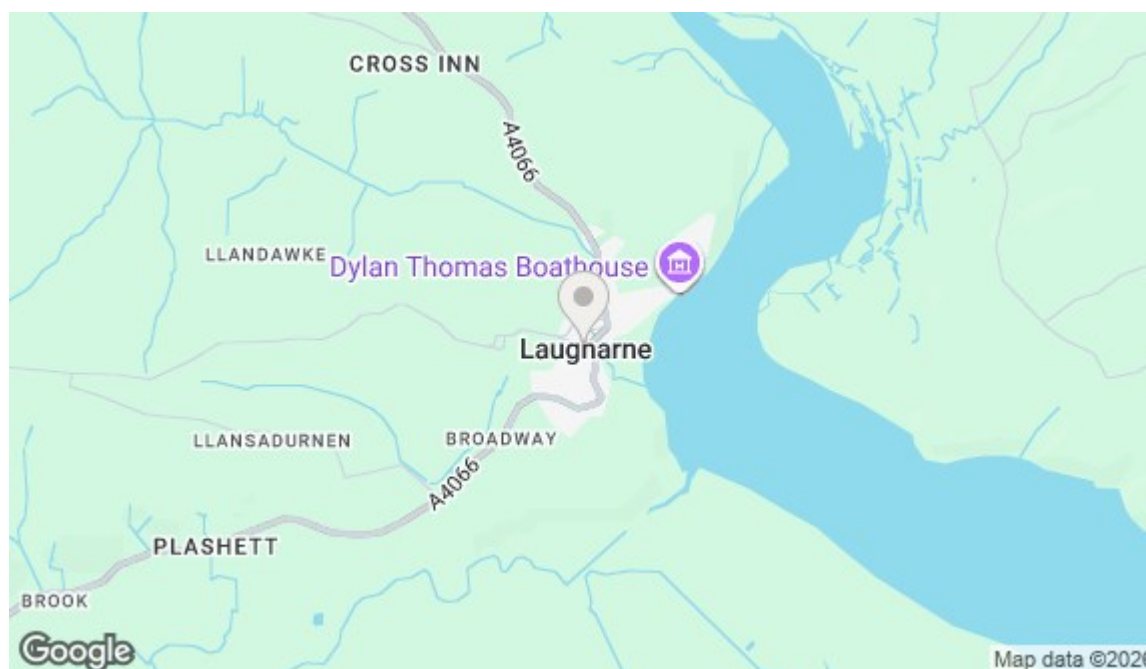
Low Level WC. Corner shower enclosure with

Marble panelled walls with AKW power shower fitment. uPVC double glazed window to rear.

Pedestal wash hand basin. Part tiled walls with pattern insert and floor to ceiling tiled walls with pattern insert. Single panel radiator with a chrome towel rail.

External

Felin Fach has a consolidated gravelled driveway off the tarmacadam entrance. In a fan shaped plot. With garden areas to front side and rear. Parking to fore. Side entrance porch having uPVC double glazed windows to three sides on dwarfed exposed pointed brick walls. uPVC double glazed entrance door. Ceramic tiled floor. uPVC double glazed door leading through to the kitchen. Conjoining the rear of the property accessed externally is the boiler room/store room which houses the oil-fired boiler which serves the central heating system and heats the domestic water, a low-level WC and pedestal wash hand basin. UPVC double glazed entrance door and UPVC double glazed windows to side. A wide range of shrubbery and foliage throughout the garden. Lawned garden areas. Decorative stone pathways all around the property. Timber framed construction with a external masonry skim.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: C

Services: Mains water, electricity and drainage.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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