

Terry Thomas & Co

ESTATE AGENTS



Awenydd, Station Hill

St. Clears, Carmarthen, SA33 4DL

This attractive detached bungalow offers a wonderful combination of comfort, space, and scenic surroundings. Featuring four well-proportioned bedrooms, the property is ideal for family living while also offering flexibility for guests, a home office, or additional hobbies. Two well-designed bathrooms add to the practicality of the home. A key highlight is the bright and welcoming sun lounge—perfect for relaxing and enjoying the impressive countryside views. Filled with natural light, this space creates a calm and enjoyable setting throughout the year. The bungalow has been arranged with easy living in mind, offering a practical layout and a smooth flow between rooms. The spacious living areas are well-suited to both entertaining and everyday life. Surrounded by beautiful countryside, this property offers a peaceful setting while remaining conveniently close to Carmarthen and local amenities. This is a fantastic opportunity for anyone looking to enjoy a quieter lifestyle in a well-connected location.

Offers in the region of £389,950

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Entrance

Situated in a highly sought-after area of St Clears, this impressive detached four-bedroom bungalow occupies a prime position with stunning, uninterrupted views over the surrounding countryside. The property has been extensively modernised and refurbished to a high standard throughout. Externally, the home is approached via a double-pillared tarmac driveway providing ample parking, with an attractive pointed stone façade to the front. A pathway to the side leads through to the landscaped rear garden. Upon entering through a uPVC double-glazed door with decorative floral motif, you are welcomed into a spacious hallway with oak-finish flooring. An inner hallway provides access to all bedrooms and benefits from built-in storage cupboards.

The lounge

12'2" x 18'0" (maximum, including recess) (3.73m x 5.51m (maximum, including recess)) Offers a bright and inviting living space, featuring a pointed stone fireplace with matching shelving, oak flooring, and multi-glazed double doors opening into the dining room.

The kitchen

11'10" x 11'10" (3.63m x 3.62m) Fitted with a range of light oak-effect units with granite-effect work surfaces, incorporating a stainless steel sink, gas cooker with extractor

over, and space for appliances. A rear-facing window enjoys views over the garden and countryside beyond, and the layout flows through to both the dining room and utility room.

The dining room

9'8" x 11'10" (2.97m x 3.61m) Features wood-effect flooring and patio doors leading into the conservatory.

The conservatory/sun lounge

10'6" x 10'5" (3.22m x 3.20m) Surrounded by windows on three sides, allowing for an abundance of natural light and providing panoramic views over the garden and surrounding countryside, with a door leading out to the patio.

The utility room

5'10" x 8'10" (1.80m x 2.71m) Fitted with base units and a work surface with stainless steel sink, along with plumbing for a washing machine and space for a tumble dryer. It also houses the Worcester gas combination boiler and provides access to the rear garden.

Bedroom one

9'10" x 13'9" (3.02m x 4.21m) Positioned to the front of the property

Bedroom two

12'4" x 10'0" (3.78m x 3.06m) Currently used as a home office

Bedroom three

15'6" x 9'7" (4.74m x 2.93m) Benefits from built-in mirrored wardrobes and patio doors, along with a stylish en-suite featuring a walk-in shower, vanity unit, WC, and contemporary fittings.

Bedroom four

13'7" x 11'10" narrowing to 10'4" (4.16m x 3.62m narrowing to 3.16m) Enjoys rear-facing views over the garden and countryside, as well as fitted wardrobes.

Bathroom

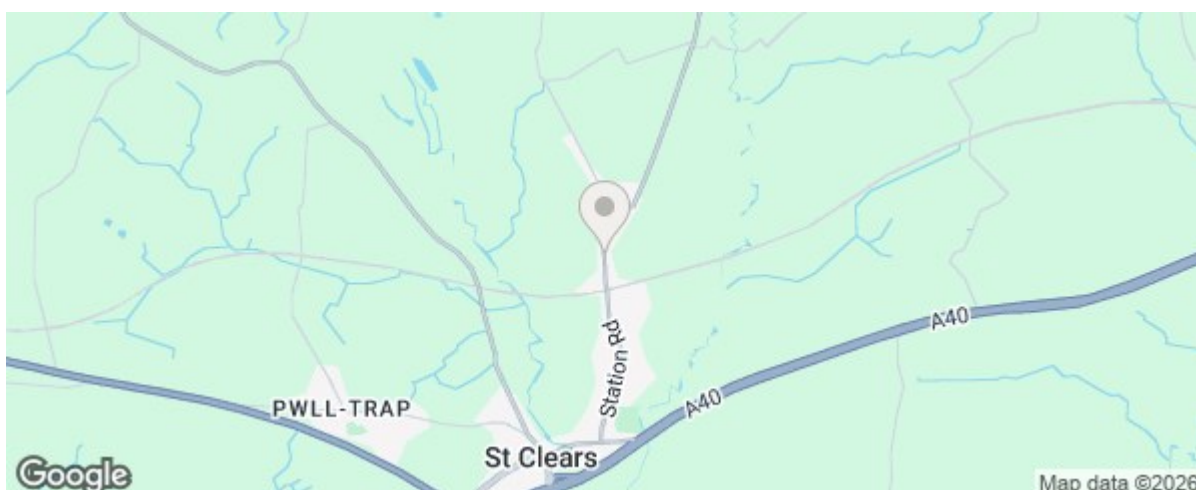
11'9" x 6'8" (3.60m x 2.04m) Fitted with a contemporary suite comprising a panel bath, separate walk-in shower, vanity unit with basin, WC, modern radiator, and stylish tiled walls and flooring.

Externally

To the rear, the garden has been thoughtfully landscaped and includes a generous paved patio area with glass balustrade, a further lower patio with a timber shed/workshop, and a level lawn bordered by raised planting beds with a variety of shrubs and foliage. The garden backs directly onto open countryside, offering exceptional valley views.

Services

The property benefits from mains electricity, water, drainage. Along with gas central heating via a Worcester combination boiler and uPVC double glazing throughout.







Floor Plan



Type: Bungalow - Detached
Tenure: Freehold
Council Tax Band:

Services: Mains water, electricity and drainage.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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