

Terry Thomas & Co

ESTATE AGENTS



18 Llysmorfa

Llangunnor, Carmarthen, SA31 2NU

Situated in the sought-after area of Llysmorfa, Carmarthen, this spacious detached bungalow offers well-proportioned accommodation comprising three bedrooms, two reception rooms and bathroom. The generous layout provides plenty of flexibility for family living, with good-sized living areas and ample bedroom accommodation.

The property occupies a pleasant position with surrounding countryside and benefits from being within easy reach of Carmarthen and its wide range of everyday amenities, schools and transport links. The combination of spacious accommodation, a detached layout makes this an appealing home for families, those looking for additional space or buyers seeking single-level living.

An internal viewing is recommended to fully appreciate the size, layout and position of this detached bungalow.

Offers in the region of £295,000

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Entrance Porch & Hallway

16'3" x 6'0" (4.97m x 1.83m)

An open storm porch with terrazzo flooring and entrance door leads into the L-shaped hallway. The inner hallway provides a built-in airing cupboard housing the oil-fired Worcester boiler, which serves the central heating system and heats the domestic hot water, together with a pre-lagged copper hot water cylinder fitted with immersion heater. Panelled radiator with thermostatic control.

Bedroom One

12'11" x 11'3" (3.96m x 3.45m)

The front bedroom is a spacious double bedroom with grey wood-effect flooring, a single panel radiator with thermostatic control and a uPVC double glazed window to the front.

Bedroom Two

12'9" x 10'9" (3.90m x 3.29m)

A further well-proportioned bedroom with wood-effect flooring, single panel radiator with thermostatic control and a uPVC double glazed window to the rear.

Bedroom Three

7'10" x 9'10" (2.41m x 3.01m)

The third bedroom is positioned to the rear and has a single panel radiator with thermostatic control and a uPVC double glazed window overlooking the rear garden.

Lounge

15'6" x 15'3" (4.73m x 4.67m)

The lounge forms part of a spacious through lounge/diner and features a uPVC double glazed window to the front, panel radiators with thermostatic control and an opening through to the dining room.

Dining Room

11'10" x 12'11" (3.62m x 3.96m)

The dining room provides a good-sized additional reception space, with panel radiator with thermostatic control and uPVC double glazed patio doors opening onto the rear patio and gardens. A door leads through to the kitchen.

Kitchen

12'9" x 11'2" (3.90m x 3.42m)

Fitted with a range of base units having wood-effect work surfaces over, incorporating two circular stainless steel sinks with mixer tap fitment. There is a four-ring Logic electric hob with stainless steel chimney-style extractor over, together with a Logic oven and grill. Further features include a double panel radiator with thermostatic control, a multi-glazed door leading to the side entrance porch and space for a freezer. A door leads through to an inner lobby.

Inner lobby

The inner lobby has a multi-glazed door leading through to the sitting room and a further door to the cloakroom WC.

Cloakroom WC

The cloakroom is fitted with a low-level WC and wall-mounted wash hand basin with tiled splash back, together with a uPVC double glazed window to the side.

Sitting Room

15'6" x 9'2" (4.74m x 2.81m)

A further versatile reception room having uPVC double glazed patio doors opening onto the front, a uPVC double glazed window to the side and a single panel radiator with thermostatic control.

Bathroom

The bathroom has a four-piece white suite comprising low-level WC, pedestal wash hand basin, space-saving panel bath and generous walk-in shower cubicle with Mira mixer shower fitment. The walls are tiled with floral and patterned inserts, complemented by a ceramic tiled floor. There is a uPVC double glazed window to the side and a single panel radiator with thermostatic control.

Side Entrance Porch

The side entrance hallway has a quarry tiled floor, ledge-braced entrance door to the front and an aluminium-framed double glazed door leading out to the rear garden.

Rear Garden

The rear garden is accessed directly from the dining room and sitting room and begins with a paved patio area leading onto a centrally positioned lawn, with further paved areas, shrubbery and foliage to the borders. There is also a timber summer house measuring approximately 12ft x 10ft, having double doors.

Utility Room

10'11" x 6'9" (3.35m x 2.06m)

Adjoining the property is a useful separate utility room, with double glazed windows to the side and rear, quarry tiled floor, plumbing for a washing machine, space for a tumble dryer and a stainless steel sink unit.

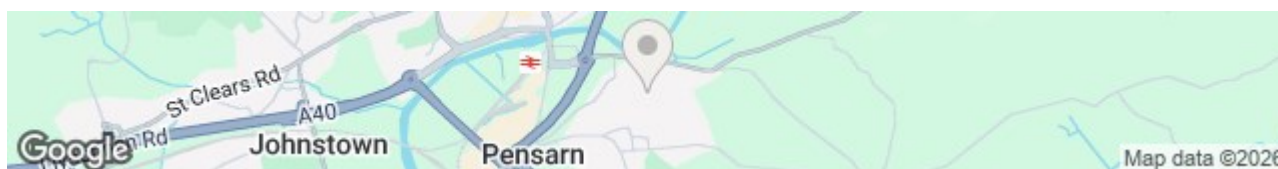
Single Garage

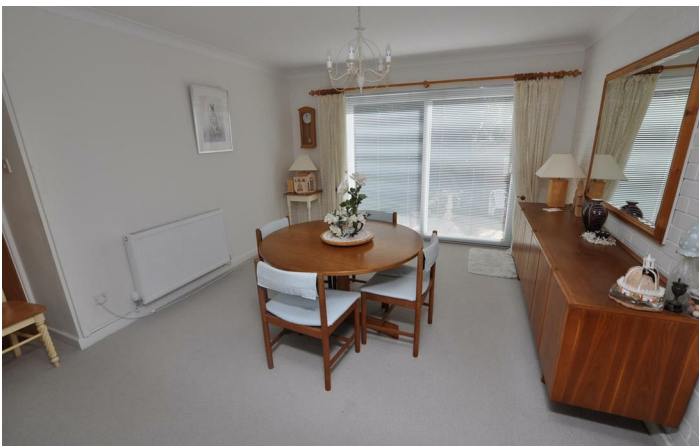
17'0" x 9'3" (5.19m x 2.82m)

The adjoining single garage measures internally 5.19m x 2.82m and benefits from double doors, power and lighting.

Outside

The property stands within a generously sized plot, with lawned garden areas, established shrubbery and foliage to the borders. A tarmac driveway provides off-road parking for approximately three vehicles. The property also benefits from a carport and adjoining single garage with utility room to the rear.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: E

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

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