



Ty Rhufeiniaid Mount Pleasant, Llangunnor, SA31 2JZ

Offers in the region of £405,000

Located in Mount Pleasant, Llangunnor, this well-presented link-detached modern house offers a perfect blend of comfort and convenience. Built in 2014, the property spans an impressive 1,432 square feet, making it an excellent choice for families seeking a spacious and contemporary home.

Upon entering, you will find three reception rooms, providing ample space for relaxation and entertainment. The heart of the home is the stylish kitchen/breakfast room, ideal for family gatherings and casual dining. With four generously sized bedrooms, including two en-suite bathrooms, this residence ensures privacy and comfort for all family members.

The location is particularly advantageous, situated on the outskirts of town yet conveniently close to the town centre. The property is also on a bus route, making commuting and access to local amenities effortless.

This delightful home is not only modern and well-appointed but also offers a warm and welcoming atmosphere, making it an excellent family abode. Whether you are looking to settle down or invest in a property that meets the needs of a growing family, this house in Mount Pleasant is a remarkable opportunity not to be missed.

RECEPTION HALLWAY 7'5" max x 6'2" (2.28m max x 1.89)



Approached via an Oak effect front entrance door, stairs leading to the first floor and radiator. Doors off to all principal rooms including a useful built in cloaks cupboard and Cloakroom.



CLOAKROOM 9'3" x 4'3" (2.82m x 1.31m)



With WC & Wash hand basin

SITTING/DINING ROOM 10'5" x 9'3" (3.18 x 2.82)
Window to front elevation and radiator



STUDY 9'3" x 6'7" max (2.82m x 2.01m max)
An L shaped room with window to front and radiator



LIVING ROOM 13'1" max x 15'6" max (4.00m max x 4.73m max)



Glazed double doors form the hallway open up into this L shaped Living Room, French doors with glazed windows either side to rear , 2 radiators and a feature fireplace housing an electric fire



KITCHEN/BREAKFAST ROOM 14'0" max 12'4" (4.27m max 3.76m)



L Shaped room and fitted with a good range of wall and base units including a central island and incorporating a 5 Ring gas hob with extractor over, eye level double oven, integral fridge/freezer, washing machine ,dishwasher, pull out spice racks and a 1.5 bowl single drainer stainless steel sink unit. Wall mounted 'Baxi' gas boiler. French doors opening on to the rear patio, ceramic tiled floor and radiator.



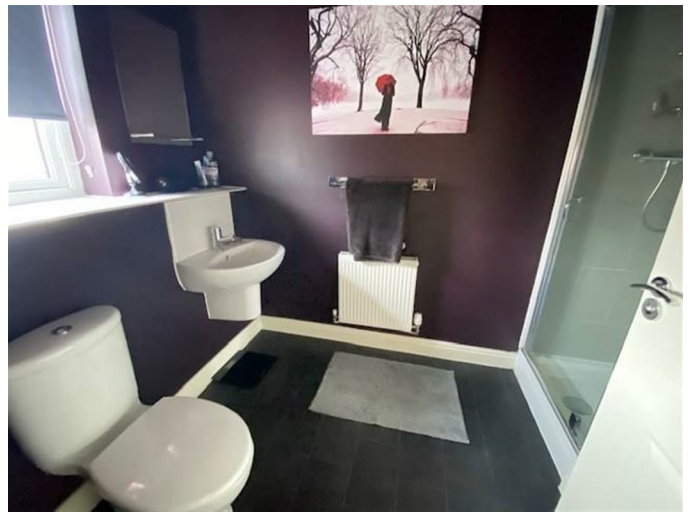
FIRST FLOOR

Landing with access to loft space, radiator and airing cupboard housing the hot water cylinder.

MASTER BEDROOM 12'9" x 10'3" (3.91m x 3.13m)



Fitted wardrobes along one wall with sliding doors. radiator, window to rear and door to En-Suite



BEDROOM 2 9'3" x 9'3" (2.84m x 2.82m)
Window to rear and radiator.



BEDROOM 3 12'4" max x 10'9" (3.78m max x 3.30m)
Window to front and radiator. Door to Jack'n'Jill En Suite



EN-SUITE
Shower enclosure , WC and wash hand basin, radiator and window to rear



BEDROOM 4 10'9" max x 9'3" (3.30m max x 2.83m)



Window to front and radiator. Door to the Jack'n'Jill ensuite

JACK'N'JILL EN-SUITE



Shower enclosure, WC and wash hand basin, radiator and window to front elevation.

EXTERNALLY

Small front garden with decorative stone and railings. Gated side access leads to the rear.

Enclosed rear garden with patio directly to rear and a gated access leads to a garden where there is a lawned area together with areas of decorative stone and a small patio/seating area.

Driveway provide parking for up to 2 vehicles together with electric charging point .



GARAGE 19'8" x 10'3" (6.00 x 3.13m)
with up and over door and power connected



SERVICES

Mains water, electric, drainage & gas

COUNCIL TAX

We are advised that the Council Tax Band is E

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address .

CONTACT NUMBERS

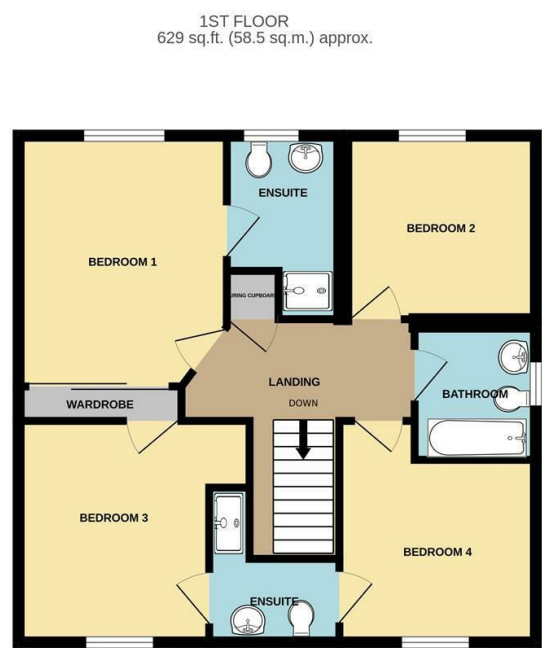
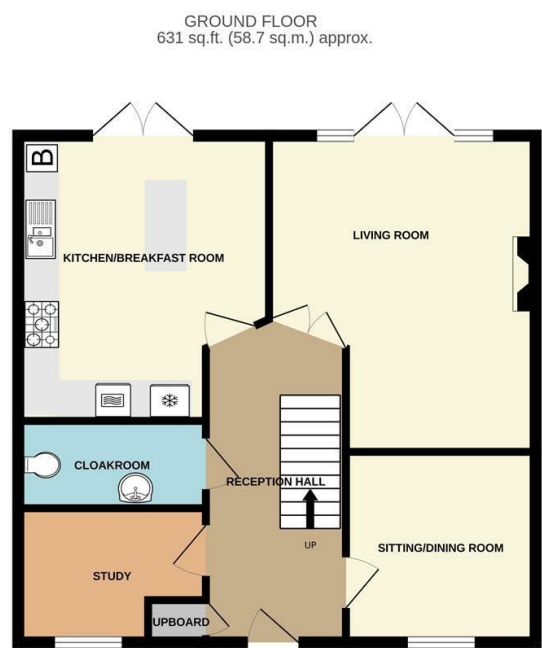
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Floor Plan

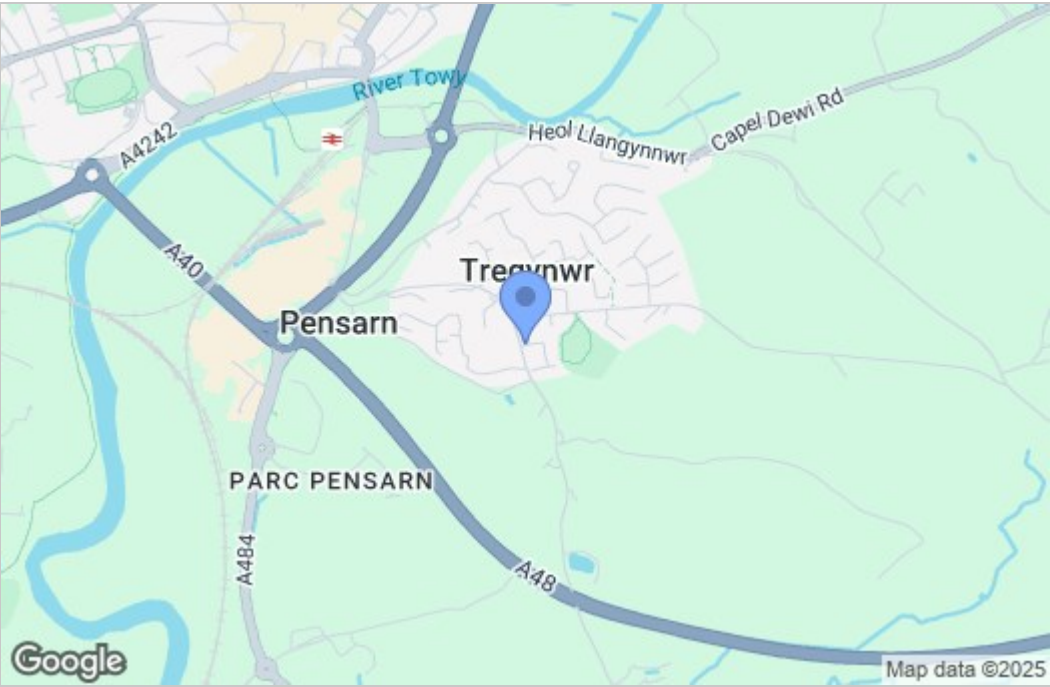


TOTAL FLOOR AREA : 1261 sq.ft. (117.1 sq.m.) approx.

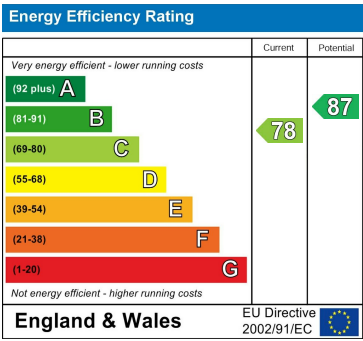
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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