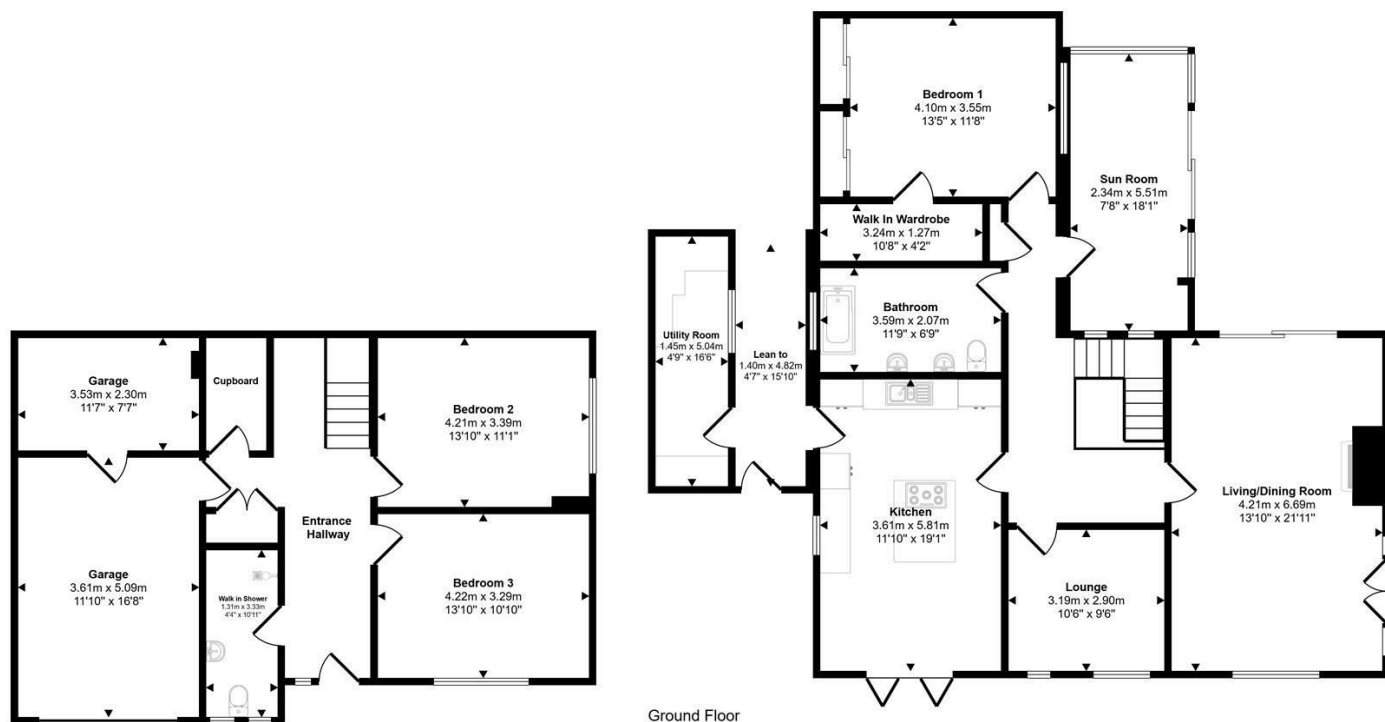


Approx Gross Internal Area
218 sq m / 2348 sq ft



Ground Floor
Approx 137 sq m / 1479 sq ft

Lower Ground Floor
Approx 81 sq m / 869 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

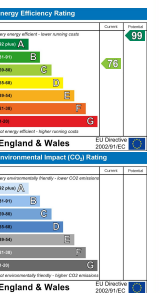


Cysgod Y Coed Springfield Road, Carmarthen, Carms, SA31 1EA

- DETACHED HOUSE
- INCREDIBLE GARDEN
- 21'11 APPROX LIVING ROOM
- EDGE OF TOWN
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- BEAUTIFUL VIEWS
- INDIVIDUALLY DESIGNED PROPERTY
- OFF ROAD PARKING AND GARAGE
- EPC - C

£475,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We Say...

This beautifully presented, individually designed detached home offers a versatile layout, ideal for family living. Set in a peaceful location on the outskirts of Carmarthen, the property enjoys stunning views and an incredible garden, which includes a patio area, lawn, hot tub, decked patio area, and a summer house, providing the perfect balance of tranquillity and convenience.

Upon entering the ground floor, you are welcomed into a central hallway leading to two double bedrooms, both offering ample space and natural light. A modern shower room is conveniently located on this level, perfect for guests or multi-generational living. Adjacent to the hall, there is a dedicated office space, ideal for remote work or study. The integral garage provides secure parking and storage, with the potential for conversion into additional living accommodation, subject to planning.

The first floor boasts a bright and airy living space, with a well-appointed kitchen/dining room as the heart of the home. Featuring a central island and access to a front-facing balcony, this area is perfect for both everyday meals and entertaining. A separate snug offers a cozy retreat, while the incredible living/dining room extends onto a substantial balcony, enhancing the indoor-outdoor connection and providing breathtaking views.

This floor also accommodates two additional bedrooms, including a luxurious master suite complete with a walk-in wardrobe. The family bathroom is fitted with modern fixtures, serving the upper-level bedrooms with style and convenience. A conservatory at the rear of the property offers a peaceful space to relax while enjoying views of the garden, seamlessly connecting indoor and outdoor living.

Additional features include a utility room, lean-to storage, and a driveway with ample parking. With its superb plot, thoughtfully designed layout, and fantastic location, this home presents a rare opportunity for those seeking a high-quality residence in a desirable setting.



DIRECTIONS

From our Carmarthen office, head west on Roman Rd towards Rhiw Babel, then turn left onto Rhiw Babel. At the roundabout, take the first exit onto Pensarn Rd and continue on A484. Follow Richmond Terrace to Waterloo Terrace, then take the second exit onto Priory St/A484, and the first exit onto Old Oak Ln, which becomes Richmond Terrace. Continue onto Francis Terrace and take the second exit onto Barn Rd. Follow Waterloo Terrace and Wellfield Rd to Springfield Rd. Turn right onto Waterloo Terrace, then right again to stay on it. Turn right onto Wellfield Rd, and after 0.1 miles, turn left onto Springfield Rd. Your destination will be on the right.

GENERAL INFORMATION

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/CFP/04/25 OK REM

LOCATION AERIAL VIEW

