

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 an may not look like the real items. Made with Made Snappy 360.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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

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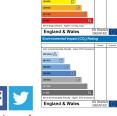
01267 236655 www.westwalesproperties.co.uk



Cysgod Y Coed Springfield Road, Carmarthen, Carmarthenshire, 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



Offers In Excess Of £450,000

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The Agent that goes the Extra Mile

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.







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DIRECTIONS

From our Carmarthen office, head west on Roman Rd towards Rhiw Babell, then turn left onto Rhiw Babell. 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. What3words: join.doll.jaws

GENERAL INFORMATION

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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

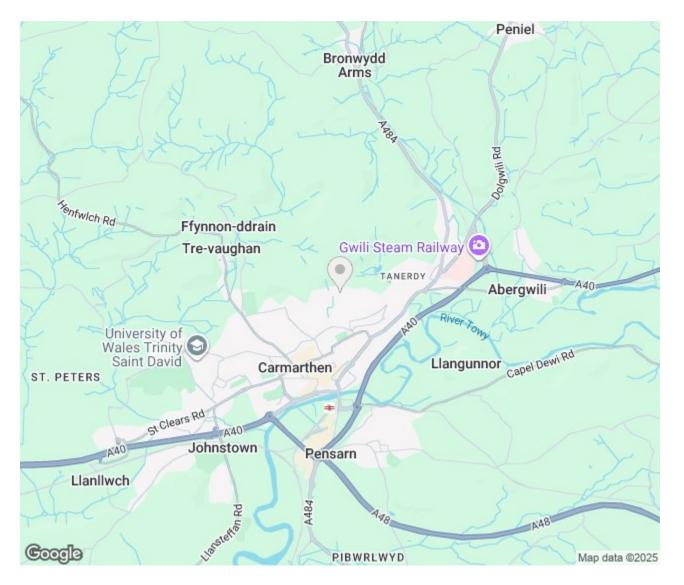
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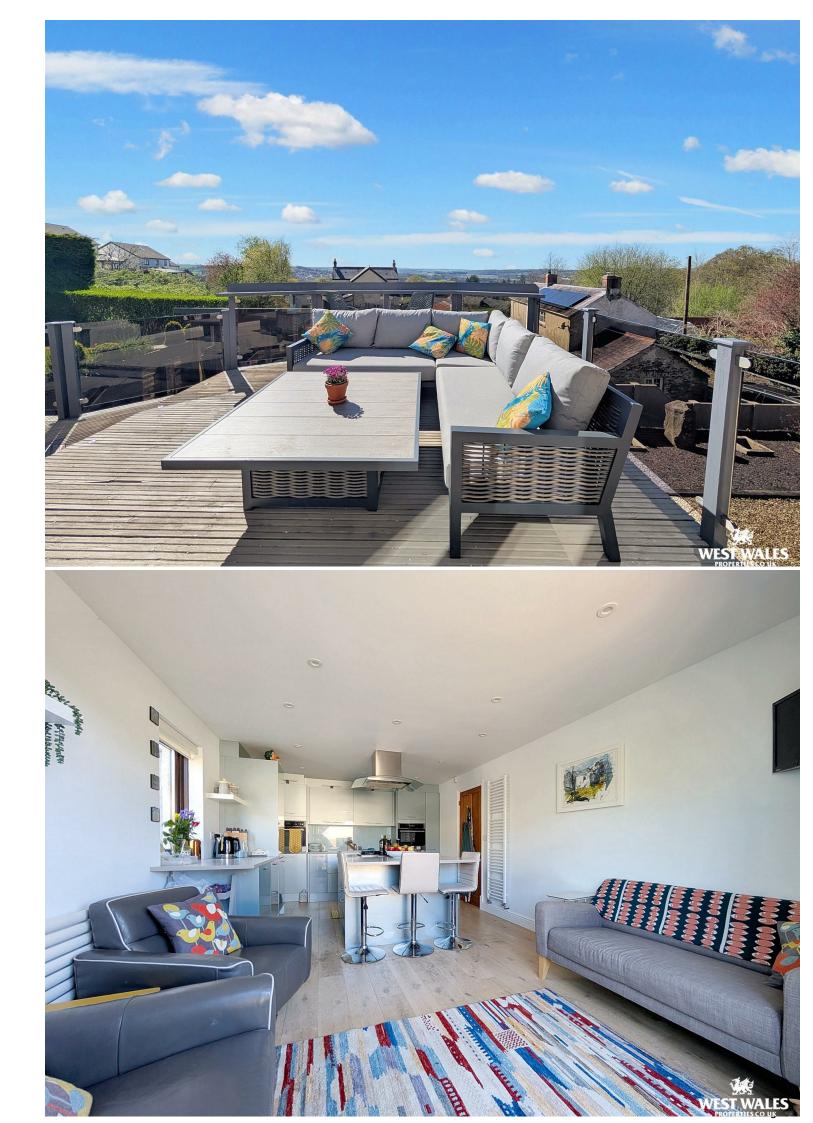
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Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/CFP/04/25 OK REM

LOCATION AERIAL VIEW





































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