

# Terry Thomas & Co

## ESTATE AGENTS



## Springfield House 9 Caeffynnon

Drefach, Llanelli, SA14 7BJ

A truly stunning property located the cul-de-sac of Caeffynnon in Drefach, Llanelli, this remarkable detached house offers a unique blend of modern living and spacious comfort. With a generous total floor area of 407m<sup>2</sup>, this property is designed to cater to the needs of a growing family or those who enjoy entertaining.

The house boasts an impressive layout featuring four reception rooms, providing ample space for relaxation and social gatherings. The heart of the home is a beautifully appointed modern kitchen, perfect for culinary enthusiasts. With five double bedrooms, including four en-suites. The property is set within extensive and mature gardens, offering a serene outdoor space to unwind and enjoy the natural surroundings. Additionally, the integral garage and parking for up to six vehicles make this home practical for families with multiple cars or guests.

Conveniently located, the village of Drefach is well-equipped with local amenities, including a nursery, primary school, shop, post office, garage, hair salon, cricket club, and a welcoming public house. For those seeking further amenities, the bustling market town of Carmarthen is just nine miles away, while Swansea city is a mere 16 miles from your doorstep. Cross Hands, located approximately 1.5 miles away, also offers a variety of services and transport links.

**\*\* NO ONWARD CHAIN \*\***

**Offers in excess of £595,000**

# Springfield House 9 Caeffynnon

## Drefach, Llanelli, SA14 7BJ



### Entrance Hall

18'9" x 11'3" (5.72 x 3.44)

Built-in coats cupboard. Sweeping staircase leading to first floor.

### Sitting room

11'7" x 14'8" (3.54 x 4.49)

### Cloakroom / WC

Pedestal wash hand basin with chrome mixer tap fitment. Close-coupled economy flush WC. Extractor.

### Lounge

34'0" x 15'7" (10.37 x 4.76)

Feature fireplace with an ornate pine surround, with fluted columns and brushed steel fire inset with tiled side plates and an LP gas living flame fire inset, all on a granite hearth.

### Kitchen / Dining Family room

22'7" x 15'0" narrowing to 11'8" (6.9 x 4.58 narrowing to 3.58)

A range of modern base and eye-level units with beech door and drawer fronts, with a beige matte finish granite-effect worksurface over, incorporating 2 circular stainless steel sinks and a further circular stainless steel drainer. 'Flavel' cooker range having eight LP gas ring hob, double oven, grill and a warming plate with a stainless steel chimney style extractor over. Fully integrated dishwasher.

### Utility room

18'10" x 9'1" (5.75 x 2.79)

A range of modern base and eye-level units with beech door and drawer fronts, with a beige matte finish granite-effect worksurface over, incorporating a circular stainless steel sink with chrome mixer tap fitment over, and a further circular stainless steel drainer. Plumbing for washing machine. Extractor. Integral door to the double garage.

### Cloakroom / WC

Close-coupled economy flush WC. Floating wall-mounted wash hand basin with chrome tap fitment. Wall-mounted chrome ladder towel radiator.

### Office

12'5" x 11'9" (3.8 x 3.6)

### Dining room

12'5" x 15'7" (3.79 x 4.75)

### Integral Garage

19'9" x 18'8" (6.03 x 5.7)

Remote controlled up-and-over door to fore. Boulter oil-fired central heating boiler. Unvented pressured hot water cylinder.

### First Floor

18'11" x 11'5" (5.78 x 3.49)

Landing area having airing cupboard with fitted shelves. Access to loft space.

### Front Bedroom 1

11'6" x 14'6" (3.53 x 4.43)

Having an en-suite comprising shower cubicle with 'Triton' electric shower fitment over. Pedestal wash hand basin with chrome mixer tap fitment. Close-coupled economy flush WC. Wall-mounted chrome ladder towel radiator. Extractor.

### Rear Bedroom 2

11'7" x 12'0" (3.55 x 3.68)

Having an en-suite comprising a shower cubicle with electric shower fitment. Pedestal wash hand basin with chrome mixer tap fitment. Close-coupled economy flush WC. Wall-mounted chrome ladder towel radiator.

### Front Bedroom 3

12'5" x 11'11" (3.8 x 3.64)

### Rear Bedroom 4

12'1" x 11'2" (3.69 x 3.41)

Having an en-suite comprising shower cubicle with a 'Unichrome' multifunction electric shower fitment over. Feature circular wash hand basin on a chrome pedestal stand with chrome mixer tap fitment. Close-coupled economy flush WC. Wall-mounted chrome ladder towel radiator. Extractor.

### Master Bedroom

16'0" x 19'5" (4.89 x 5.93)

Double glazed doors leading out to the balcony. Built-in storage cupboard. Door to 'His and Hers' dressing area. En-suite.

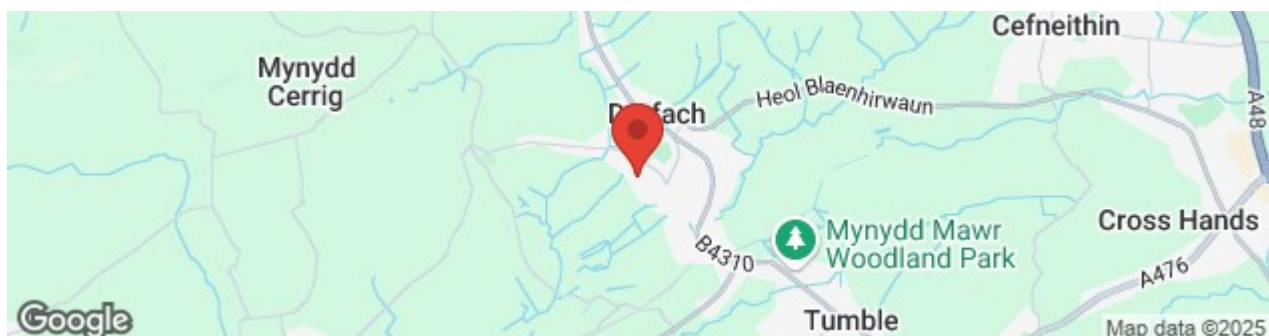
### Family Bathroom

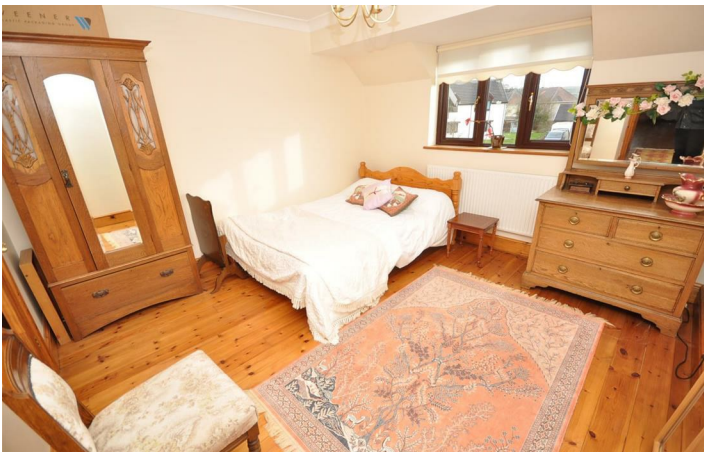
12'0" x 8'10" (3.68 x 2.7)

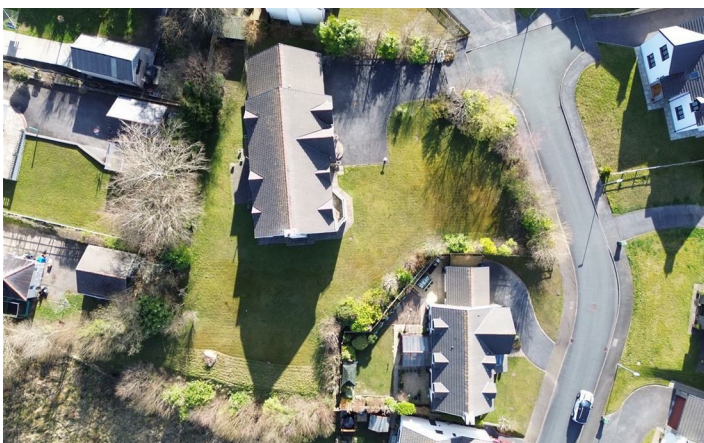
A white 5-piece suite comprising a corner shower enclosure with 'Aspirante' electric shower fitment over. Bidet. Close-coupled economy flush WC. Corner whirlpool bath with chrome mixer tap fitment. Chrome wall-mounted ladder towel radiator. Built-in store cupboard.

### Externally

Tarmacadam driveway to fore proving an ample parking and turning area, with integral double garage. Large garden to fore with a variety of trees and shrubbery. To the left side there is a further large garden area with some mature and newly-planted trees to boundaries. To rear is a paved patio area and lawned garden with established trees. The gardens and grounds amount to approximately 2/3 acre.







## Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** G

**Services:** Oil-fired central heating. Mains electricity, water, and drainage

**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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