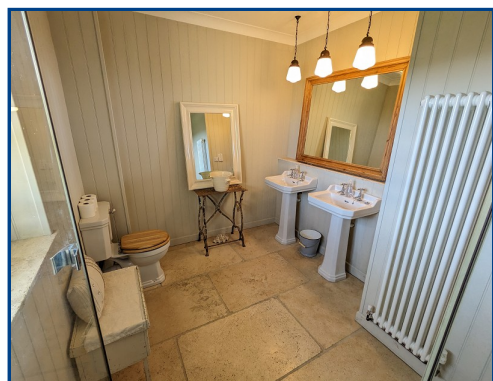
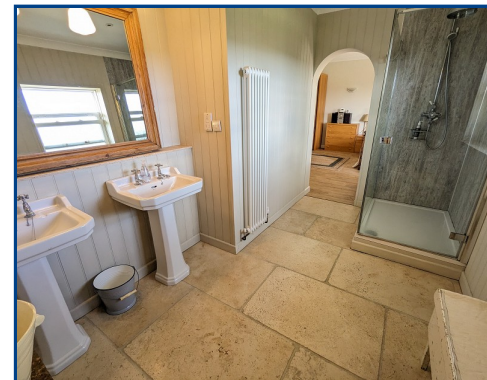
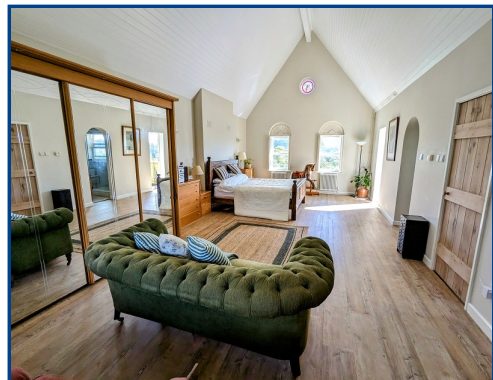
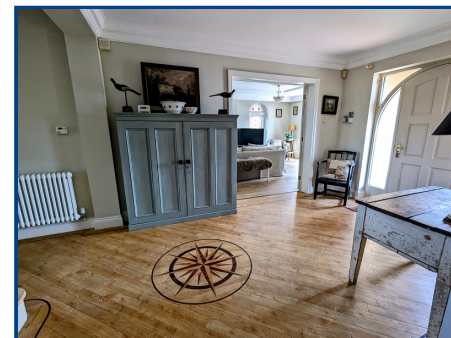
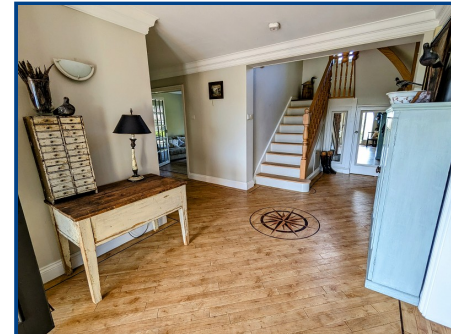




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Ty Gwyn**  
**Wellfield Road**  
**Abergwili**  
**Carmarthen.**

Offers In Region Of **£750,000**



- Superior Detached Family Home Of Distinction
- Most Impressive And Imposing Property - Viewing Essential
- High Quality Fixtures And Fittings Throughout
- Elevated South Facing Position & Stunning Open Views
- Convenient Spot Close To Carmarthen Town
- Hall, 3 Rec Rooms, Conservatory, Kitchen, Utility, 4 Beds (En Suite)
- Master Suite & En Suite & Balcony Area
- Large Double Garage & Conversion Potential (STC)
- Third Of Acre Plot With Beautifully Manicured Garden To Relax & Enjoy
- Early Viewing Advised To Avoid Disappointment

### General Description

A rare opportunity of acquiring a superior, elegant and most imposing detached 4 bedroom (en suite) family residence of distinction, having the 'WOW' factor with viewing highly recommended. The property benefits from stunning open views, conveniently located within 2 miles from Carmarthen. Outside there is a 0.33 acre plot including large forecourt with large double garage and loft over with conversion potential (STC), beautifully manicured rear gardens with an array of shrubbery. 2 small ponds with waterfall feature. patio areas. Summer house and BBO area.

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

#### Important notice

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#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

## Wellfield Road, Abergwili, Carmarthen, Carmarthenshire.

### Property Description

The property provides a quality modern family home of distinction that was built in 1996 to a very high standard throughout. The impressive design offers generous family sized light and airy modern contemporary accommodation arranged over two floors combining quality materials and finish including limestone and Travertine tiled flooring, coved ceilings, bespoke 'Makepeace' kitchen, ledge and brace internal doors to first floor.

The accommodation provides spacious hallway with timber flooring and stairs leading to first floor, large Living Room with log burner stove and attractive feature arched windows, Snug/TV room leads to Conservatory with rear access to garden, Dining Room, Kitchen/Breakfast Room with bespoke 'Makepeace' fitted cupboards with Corian worktops and custom made wall shelving and cooker hood. Utility and separate WC. First Floor provides 4 bedrooms including master suite 34' x 15' with vaulted ceiling and access to en suite Shower Room, and outside balcony area commanding super views across open farmland, main Bathroom with luxury suite including roller top bath and travertine tiled flooring.

Outside there is a spacious third of an acre plot with large tarmac forecourt providing ample car parking/turning areas with small garden, shrubbery and young trees. Large adjoining double garage with separate workroom at rear with loft over having potential for conversion (STC). Side alleyway giving access to the rear of the house with beautifully presented manicured gardens with an array of shrubbery, bushes, plants, low privet hedging, steps leading up to Summer house with own patio to relax and enjoy, two small ornamental ponds with waterfall feature, separate patio with BBQ area enjoying privacy.

The property has been well maintained throughout having a most convenient location on sought after private lane within the popular village of Abergwili with museum/cafe and cycle path, and being within close proximity to the carriageway and Carmarthen town centre which offers a wide range of amenities and facilities.

### Entrance Porch (11' 09" x 6' 02") or (3.58m x 1.88m)

Tiled flooring, step leading up to front entrance door with glazed side panels.

### Entrance Hall

Most spacious and impressive hallway with with attractive solid timber staircase with under stair store cupboards, timber flooring, radiator, meter cupboard, doors to:

### Living Room (23' 05" x 14' 07") or (7.14m x 4.45m)

Most spacious and attractive room with fireplace and slate hearth incorporating a 'Burley' wood burner stove (installed 2021), timber effect flooring, double aspect arched windows with fitted shutters, 2 radiators, glazed double doors to:

### Snug/TV Room (14' 07" x 10' 05") or (4.45m x 3.18m)

Window to rear, radiator, timber effect flooring, glazed double doors to:

### Conservatory (14' 07" x 11' 09") or (4.45m x 3.58m)

Doors to rear garden, timber effect flooring.

### Inner Hallway

Timber flooring, doors to:

### Separate WC

Modern suite comprising WC and vanity unit, tongue and groove walling, limestone tiled flooring.

### Dining Room (14' 04" x 11' 10") or (4.37m x 3.61m)

Double glazed French doors to rear garden, radiator, wall lighting, timber effect flooring.

### Kitchen/Breakfast Room (24' 01" x 14' 06" Max) or (7.34m x 4.42m Max)

Modern contemporary bespoke 'Makepeace' fitted base cupboards with Corian worktops over, custom made fitted wall shelving and cooker hood, 'Britania' stainless steel electric cooker range with fan assisted double oven and 6 ring ceramic electric hob over, sink unit, limestone tiled flooring, tongue and groove ceiling, 2 windows to front with lovely views, radiator, breakfast area provides feature fireplace with timber mantle and surround, solid oak beam, access to:

## Wellfield Road, Abergwili, Carmarthen, Carmarthenshire.

### Utility Room (14' 02" x 11' 11") or (4.32m x 3.63m)

Belfast sink unit with with Corian work top, plumbing for washing machine, side entrance door, walk in pantry 8'3 x 4'5 with tiled flooring, work top and shelving. Built in boiler room housing the oil fired boiler and pressurised water tank system.

### First Floor Landing

With attractive solid timber staircase and balustrade with attractive feature arched window and shutter overlooking garden, radiator, built in store cupboard, access to loft, doors to:

### Master Bedroom Suite (34' 02" x 14' 08") or (10.41m x 4.47m)

Most impressive suite with vaulted tongue and groove ceiling, 3 radiators, range of mirror fronted wardrobes, timber effect flooring, two arched windows to front with super views, access to En Suite with modern luxury suite comprising double shower cubicle, WC, two pedestal wash hand basins with lighting, tongue and groove walling, limestone tiled flooring, radiator.

### Bedroom 2 (14' 06" x 12' 02") or (4.42m x 3.71m)

Window to front with lovely views, radiator, timber effect flooring.

### Bedroom 3 (14' 08" x 14' 0") or (4.47m x 4.27m)

Window to rear, radiator, timber effect flooring.

### Bedroom 4 (14' 01" x 12' 02") or (4.29m x 3.71m)

Window to rear, radiator, timber effect flooring.

### Bathroom (10' 03" x 9' 08" ) or (3.12m x 2.95m)

Luxury modern suite comprising roller top free standing Victorian bath with claw feet, shower cubicle, WC, wash basin, radiator, tongue and groove walling, large wall mounted mirrors.

### Externally.

A particular feature of the property is the spacious plot which amounts to 0.33 acre comprising of a large tar macadam forecourt providing excellent parking/turning areas with small lawned garden and shrubbery. Detached double garage 19'3 x 19' with roller shutter door, power and light connected, door through to workroom 10'5 x 7'6 with window to rear and access to loft over, connecting door to side alleyway. The garage block has excellent potential to convert into home office, play room or annexe (subject to consent). To the rear are beautifully presented well stocked manicured gardens with an array of shrubbery, shrub borders, flower beds, wall nut and fig trees, various patio areas to relax and enjoy, steps lead up to Summer house with slate roof having it's own decorative stoned patio, low privet hedging and mature trees, small lawned area, two small ornamental fish ponds with water fall feature creating a lovely setting. Separate BBQ/patio area with covered seating and fitted work top area, side alleyway with useful log store. The whole backing onto open countryside with super country views to the front.

### Agents Note

Please note that the seller of this property has a relation employed with the selling agents.

### Broadband and Mobile phone

Basic broadband is available in the area. Mobile phone signal varies depending on network, please contact your network provider for more information.

### Services

Mains electricity, mains water, private drainage supply, oil central heating, full alarm system.

### Tenure

Freehold

### Council Tax

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