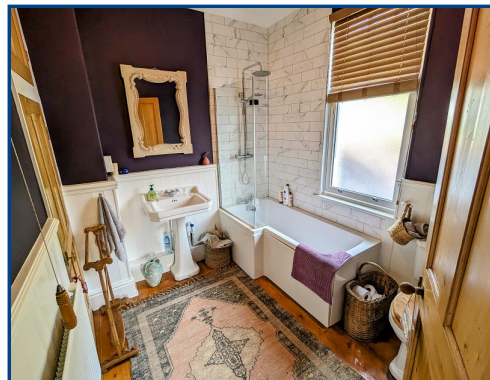
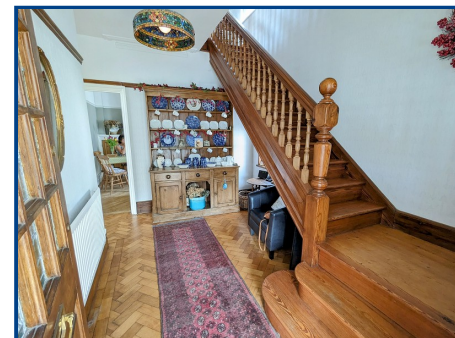


**Chartered Surveyor, Valuers,
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14 Offices Across South Wales

Bryn Hyder
Springfield Road
Carmarthen
SA31 1EA

Offers In Region Of **£365,000**



- Stunning Family Home Enviably Located
- Embellished With Charm & Character
- Elevated Position On Edge Of Carmarthen Town
- Multi-Generational Living At Its Best
- Breathtaking Views Over The Town & Beyond
- Hall, 3 Rec Rooms, Kitchen, 3 Beds, Bathroom & Shower Room
- Extensive Lawned Gardens To The Front & Rear
- Detached 1 Bedroom Cottage Perfect For Additional
- Ample Car Parking Area For Cars, Caravans Etc
- Tranquil Surroundings Close To Town Centre

General Description

Traditional, stylish & homely are some of the trademarks of this fine Edwardian semi detached 3 bed residence. The property occupies a most pleasant edge of town location with superb views overlooking the town and beyond. Enjoyed by the current vendor for many years the property boasts 3 reception rooms & 3 bedrooms, as well as extensive mature landscaped grounds & detached cottage/annexe - a perfect space for the teenager, extended family or air b&b.

EPC Rating: F29

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Tel: **01267 230 645**

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

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

Springfield Road, Carmarthen, Carmarthenshire.

Property Description

Traditional, stylish & homely are some of the trademarks of this fine Edwardian family home, a truly individual property that stands out from its competitors, commanding superb views overlooking Carmarthen town and country views beyond. The current owner has managed to create an amazing home full of charm & character, embellished with style & class.

The accommodation flows naturally between the formal & informal reception rooms, perfectly arranged for modern day living. The property benefits from oil central heating & comprises a stunning stained glass entrance hall with sweeping staircase, sitting room & dining room both flooded with natural light, breakfast room, kitchen & shower room, to the first floor the principal bedrooms having stunning town views, a further child's bedroom & stylish bathroom complete this floor.

Externally the extensive grounds are perfect for the adventurous family, made up of lawned gardens, seating & eating areas. In addition to the main residence there is also a detached cottage/self contained annexe within the grounds, providing plenty of opportunity including additional accommodation for extra family members, space for the teenager craving more independence, granny or grandpa or even the potential for holiday letting/air b&B for those after an extra income!

Entrance Porch (8' 04" x 5' 01") or (2.54m x 1.55m)

Via composite door to the front elevation, windows to the side & rear, ornate stain glazed door & window to the main entrance.

Entrance Hall (12' 02" x 10' 09" Max) or (3.71m x 3.28m Max)

Original parquet wood flooring, wooden staircase rising to first floor, stain glass window to rear elevation, picture rail, radiator, ornate cornice to the ceiling & stripped pine doors to:

Lounge / Dining Area (24' 07" x 14' 05"Max Max) or (7.49m x 4.39m Max)

A grand room having a feature fireplace with open grate & cast surround with wooden mantel over and tiled insets, picture bay window to front, original picture rail, ornate cornice to the ceiling and parquet flooring whilst the dining area is currently used as a downstairs bedroom also having a window to the front elevation, radiator, ornate cornice and parquet flooring.

Breakfast Room/Dining Area (12' 03" x 10' 06") or (3.73m x 3.20m)

Window to the rear elevation, laminate wood flooring, picture rail, coved ceiling, radiator, feature chimney wall with fitted cupboards either side, access through to:

Kitchen (15' 00" x 7' 02"Max Max) or (4.57m x 2.18m Max)

Having a range of wall & base units fitted with roll top work surface over incorporating a stainless steel sink unit with drainer, built in oven & hob, plumbing for washing machine & dish washer, space for fridge, part tiled walls, windows & door to the rear court yard, laminate wood flooring, recess spot lighting & wooden door to:

Boiler Room (6' 07" x 4' 00") or (2.01m x 1.22m)

Housing a "Worcester" central heating boiler, velux roof light & wooden door to:

Shower Room (8' 04" x 3' 06") or (2.54m x 1.07m)

Fitted with a low level flush toilet, pedestal wash hand basin & shower enclosure, radiator, obscure glazed window to the rear elevation.

First Floor Landing

Glazed window to the rear, exposed timber floor boards, picture rail, cornice, radiator, walk in storage cupboard & stripped pine doors to:

Bedroom 1 (12' 04" x 11' 03") or (3.76m x 3.43m)

Exposed timber boards to floor, picture bay window to the front elevation with stunning views over the town & beyond, built in wardrobes provide practical storage, radiator, picture rail & ornate cornice to the ceiling.

Springfield Road, Carmarthen, Carmarthenshire.

Bedroom 2 (12' 03" x 12' 01") or (3.73m x 3.68m)

Currently used as living room with window to the front elevation again having breath taking views, exposed timber boards to floor, picture rail, ornate cornice & radiator.

Bedroom 3 (10' 06" x 8' 01"Max Max) or (3.20m x 2.46m Max)

Window to the side elevation, "nook" with fitted shelves, exposed wooden boards to floor, built in storage, picture rail & coved ceiling.

Bathroom (8' 03" x 7' 07") or (2.51m x 2.31m)

Modern suite fitted comprising low level flush toilet, pedestal wash hand basin, panelled bath with shower attachment, exposed wooden boards to floor, part panelled walls, radiator, obscured window to rear, coved ceiling, radiator, built in linen cupboard, access to loft.

Outside

The property is approached via a good sized private driveway to the side, providing ample off road parking for cars, caravans motor homes etc, lawned gardens lie either side enclosed by low level stone wall with ornate railings. Rear Patio with enclosed sun terrace having a paved access to the main property, steps lead to rear garden & access to the cottage. Beautifully laid well stocked mature gardens to rear with patio, summer house/cabin and greenhouse.

Cottage

A perfect additional space offering endless possibilities for use as self contained annexe, letting/air b&b, teenagers independence or extended family. The dwelling benefits from electric heating with double glazed windows and provides as follows:

Open Plan Kitchen / Breakfast Room / Living Room (18' 04" x 12' 03") or (5.59m x 3.73m)

Via a Upvc door to the side, the lounge area has a feature brick chimney, window to the rear elevation & beamed ceiling. The kitchen are which is open plan to this has a range of wall & base units fitted to one end with wooden surface over, integral appliances include "Hotpoint" oven & hob, fridge, freezer, dishwasher, stainless steel sink unit, windows to the front & side elevations, tiled flooring, wooden staircase to first floor.

First Floor Bedroom/Bathroom (18' 04" x 12' 03") or (5.59m x 3.73m)

A character room having vaulted ceiling with exposed "A" frames, window to the front elevation with brick wall insert, door to the rear garden, wall mounted heater & built in wardrobes, open plan bathroom area housing a roll top bath, toilet & wall mounted sink, tiled flooring.

Outside

The cottage has a separate garden which lies to the rear, mainly laid to lawn with mature trees, enclosed by timber fencing.

Broadband and Mobile phone

Ultrafast broadband is available in the vicinity. Mobile phone signal is deemed to be good in the area.

Planning Permission

We have been informed that planning permission for residential development has been granted on the land located directly opposite the property. We would advise that you contact the local planning authority directly for further information.

Services

Mains electricity, mains water, mains gas, oil fired central heating.

Tenure

Freehold

Council Tax

E

Directions

Exit Carmarthen along Waterloo Terrace & turn right into Longacre Road. Proceed on this road turning left into Springfield Road, proceed to the top following the road to the right & the property can be found on the left hand side identified by our For Sale board.

