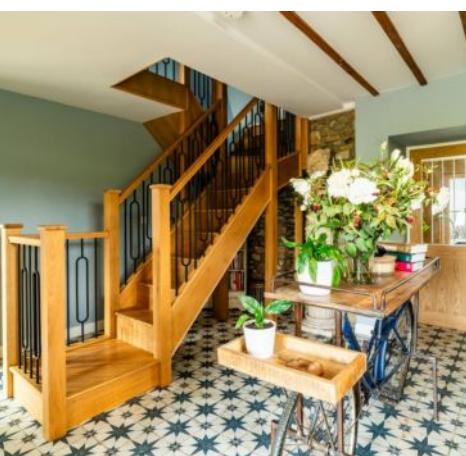




Efail Y Banc Rhydargaeau Road

Carmarthen

In Excess of £700,000



Efail Y Banc Rhydargaeau Road

Carmarthen

EPC Energy Efficiency Rating: B

Tenure: Freehold

Entrance Porch

8' 6" x 8' 6" (2.59m x 2.59m)

As you step into Efail Y Banc, you are greeted by a welcoming porch that opens into a truly spectacular entrance hall, setting the tone for the rest of this impressive home.

Entrance Hall

15' 5" x 13' 9" (4.70m x 4.19m)

Step beneath the canopied entrance porch and into a striking reception hall where rustic charm meets refined detail. With exposed stonework, a feature fireplace, and a handcrafted oak staircase with raw thyme metalwork inserts, this space sets the tone for the home's distinctive character.

Sitting Room

15' 5" x 11' 1" (4.70m x 3.39m)

Flowing seamlessly from the main hall, this spacious dual-aspect sitting room offers a relaxed and elegant retreat. Timber ceiling beams, a wood-burning stove, and panoramic views create the perfect blend of cosiness and country refinement.

Dining Room

Currently used as a dining room but designed with flexibility in mind, this space could also serve as a snug or study space – depending on your needs.

Open Plan Kitchen and Living Room

27' 9" x 21' 10" (8.45m x 6.65m)

A true centrepiece of the home, the open-plan kitchen, dining, and living area is both dramatic and functional. Finished with herringbone oak flooring, silver stone worktops, and bespoke iron-framed cabinetry, the space opens out through triple-glazed sliding doors to the garden terrace—blurring the lines between indoor luxury and outdoor living.

Main Pantry

8' 5" x 7' 11" (2.57m x 2.41m)

Tucked just off the kitchen, the walk-in pantry combines practicality and character with exposed shelving, stone walls, and thoughtful storage solutions.

Cloakroom/ WC

8' 6" x 8' 6" (2.59m x 2.59m)

A discreet and stylish convenience just off the entrance hall, the downstairs WC is fitted with a low-level toilet and compact hand basin, finished with modern tiling and understated design—ideal for everyday use and guest visits.

Boot/Utility Room

8' 5" x 7' 11" (2.57m x 2.41m)

Practical and beautifully styled, the utility/boot room keeps the everyday running smoothly—ideal for muddy boots, laundry, or even pet-friendly living.

Master Bedroom

18' 7" x 17' 9" (5.66m x 5.42m)

Occupying its own private corner of the home, the principal suite is both refined and restful. Vaulted ceilings, triple-aspect windows, and views over open countryside make this a stunning place to wake up each day.





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Dressing Room

11' 7" x 10' 11" (3.53m x 3.33m)

A bright and inviting space, thoughtfully designed with generous storage – ideal as a stylish dressing room, with the added potential to be converted into an additional bedroom.

Luxury Bathroom

15' 7" x 8' 2" (4.75m x 2.50m)

Pure indulgence awaits in this luxurious en suite, with a freestanding slipper bath, twin vanity basins, rainfall shower, and striking gold accents – all styled to boutique hotel standards.

Shower Room

8' 2" x 3' 11" (2.50m x 1.20m)

This ground-floor shower room features a sleek, monochrome aesthetic with high-end fixtures and a modern walk-in shower—ideal for use by guests or household members in the adjacent rooms.

Bedroom 2

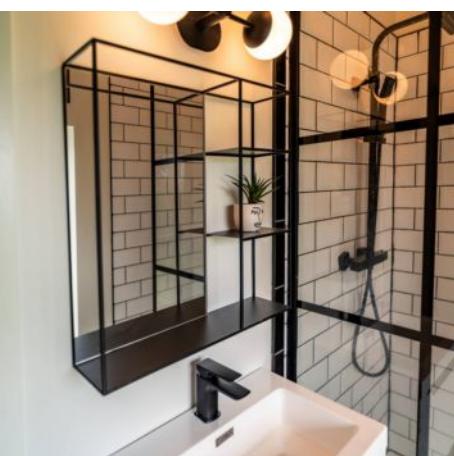
14' 9" x 10' 7" (4.49m x 3.23m)

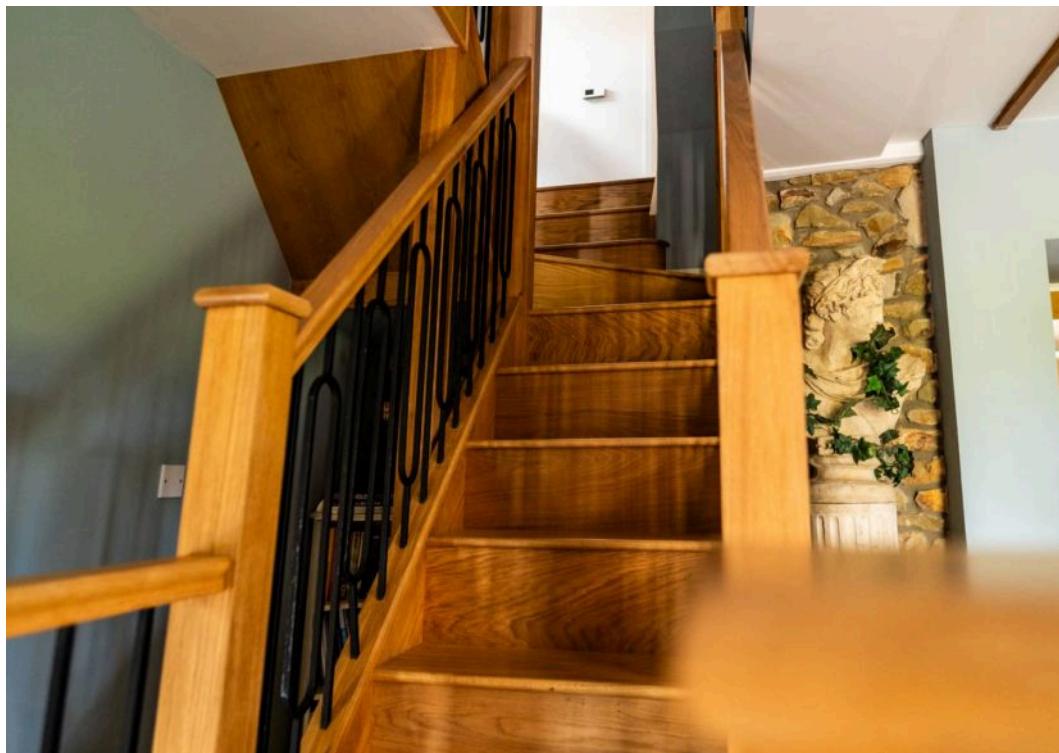
With exposed beams and countryside views, this characterful double bedroom blends traditional textures with thoughtful modern touches.

Bedroom 3

14' 7" x 9' 10" (4.44m x 3.00m)

Another beautifully finished double bedroom.

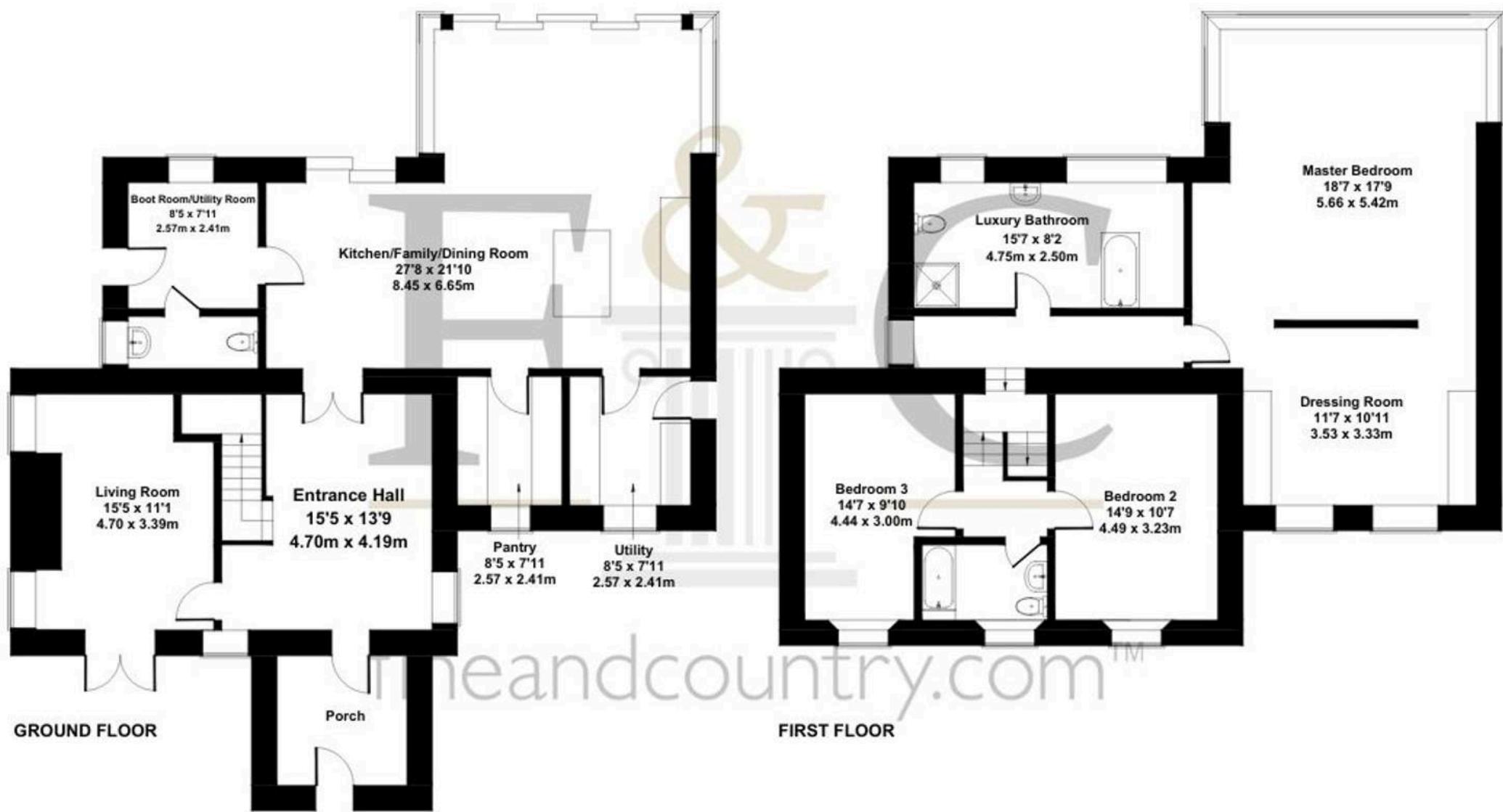




Efail Y Banc, Rhydargaeau Road, Carmarthen, SA32 7AP

Approximate Gross Internal Area

2475 sq ft - 230 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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