

# Terry Thomas & Co

## ESTATE AGENTS



## Springmead Farm St Clears

, SA33 4HD

Situated on the outskirts of the charming town of St. Clears, Carmarthen, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,097 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The property also boasts 7.23 acres.

The inviting reception room serves as a welcoming hub for relaxation and social gatherings, while the two bathrooms provide ample facilities for both residents and guests. The layout of the bungalow is thoughtfully designed to ensure ease of movement and accessibility throughout the home.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in many residential areas. This added convenience allows for easy access and peace of mind for homeowners and visitors alike.

St. Clears is known for its friendly community atmosphere and offers a range of local amenities, including shops, schools, and recreational facilities, all within easy reach. The picturesque surroundings provide a tranquil setting, perfect for those who appreciate the beauty of nature while still being close to urban conveniences.

This bungalow presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious layout and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

**Offers in the region of £425,000**

# Springmead Farm St Clears

## , SA33 4HD



### Description

A charming detached bungalow with 7.23 acres of land enjoying extensive rear views and a wonderfully private outlook. Approached via a five-bar gated entrance, the property sits a good distance from the road, with the benefit of two separate access points and ample parking to the side. The grounds include a steel-framed agricultural building with attached lean-to garage (approx. 30ft x 27ft) under a corrugated pitched roof, complete with power to the workshop. Additional outbuildings include further lean-to stores and a timber garden shed. The bungalow is surrounded by generous gardens and grounds, with mature trees providing both character and privacy. To the front, a golden flint decorative area and raised lawned garden create a welcoming approach. Beyond the formal gardens, the property extends into 7.23 acres of land, ideal for a variety of uses.

### Entrance

uPVC double glazed entrance porch, uPVC double glazed Entrance door. With Hardwood 6 panelled door through to hallway. Double panelled radiator. Access to loft space. Doors leading off the Lounge, Kitchen, Bedrooms, shower room and Bathroom.

### Lounge

6.10m x 3.33m  
Large uPVC double glazed window to the fore. Feature fireplace with reconstituted pointed stone surround. Double panelled radiator, thermostatically controlled. Open way through to Dining Room.

### Dining Room

3.12m x 2.70m  
Double panelled radiator, thermostatically controlled. Double glazed window to rear. Door leading through to the kitchen. Parkay flooring throughout.

### Kitchen

10'4" x 9'10" plus further recess (3.15m x 3.0m plus further recess)  
Fitted with a comprehensive range of base and eye-level units finished in maple, with complementary matt granite-effect worksurfaces. A base unit incorporates a stainless-steel sink, alongside a four-ring halogen hob with extractor over and an Electrolux oven/grill. A matching dresser unit with display cupboards provides additional storage, while a breakfast bar offers an informal dining area. There is space for a fridge, plus a useful linen/food cupboard. The kitchen is finished with a ceramic tiled floor and includes a double panelled radiator (thermostatically controlled). A double-glazed rear window allows natural light, and a glazed door leads through to the sun lounge/utility room.

### Sun Lounge/Utility Room

5.45m x 2.38m  
A versatile space enjoying superb natural light through a large uPVC double-glazed picture window to the rear, framing the extensive countryside views, with additional uPVC double-glazed windows to either side. A part-glazed stable-style side door provides external access. The room houses the Firebird oil-fired combination boiler, which serves both the central heating and domestic hot water. Practical features include plumbing for a washing machine, space for a tumble dryer, and space for a freezer, making this an ideal utility and garden room combined.

### Bathroom

1.96m x 1.98m  
Close coupled economy flush WC, pedestal wash hand basin, tongue and groove panelled bath. uPVC double glazed window to rear. Double panelled radiator with grills, thermostatically controlled.

### Wet room

With floor to ceiling Marbelex panelled walls. Chrome mixer shower fitment. Adapted shower with wall mounted shower seat with dwarfed shower screen. uPVC double glazed window to rear. Single panelled radiator.

### Bedroom 1

9'11" (max into recess) x 7'11" x 8'10" (3.04m (max into recess) x 2.43m x 2.7m)  
uPVC double glazed window to the fore. Single panelled radiator, thermostatically controlled

### Rear Bedroom 2

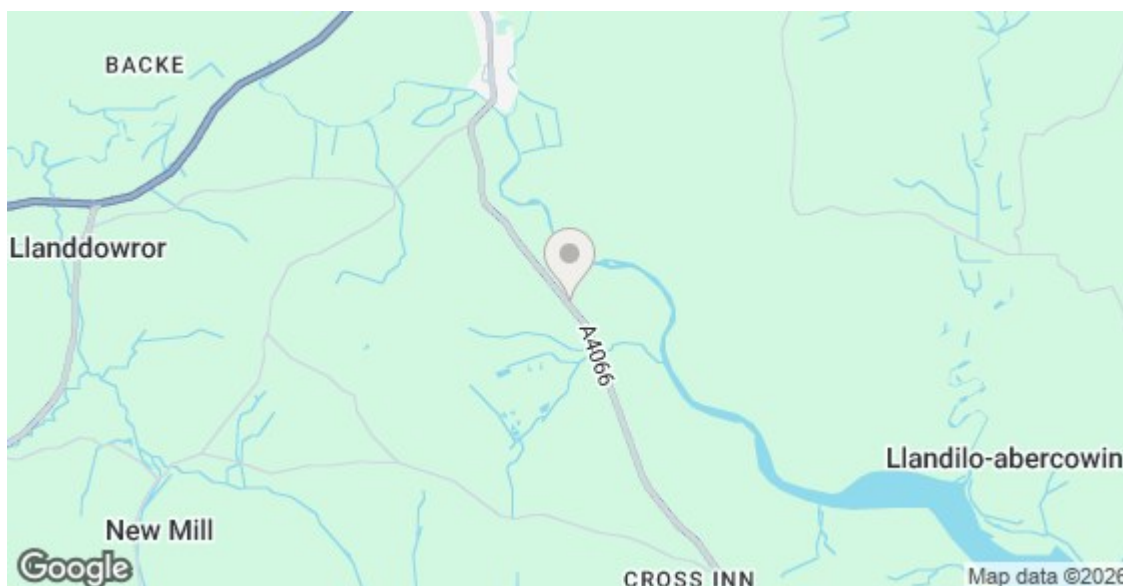
13'8" x 10'9" (4.18m x 3.30m )  
uPVC Double glazed window to rear overlooking the garden and extensive views over the surrounding countryside. Double panelled radiator.

### Bedroom 3

11'10" x (max) 11'10" to recess narrowing 9'10" (3.62m x (max) 3.61m to recess narrowing 3.01m)  
uPVC double glazed window for the fore. Single panelled radiator.

### External

The grounds include a steel-framed agricultural building with attached lean-to garage (approx. 30ft x 27ft) under a corrugated pitched roof, complete with power to the workshop. Additional outbuildings include further lean-to stores and a timber garden shed





## Floor Plan



**Type:** House - Smallholding 2 – 25 Acres

**Tenure:** Freehold

**Council Tax Band:** D

**Services:** Mains water and electricity, private 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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