

























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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

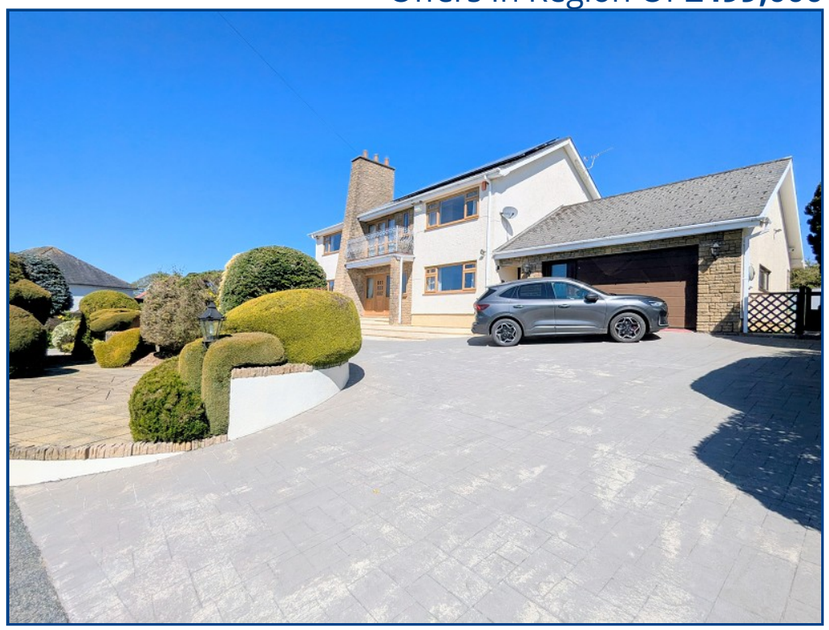
Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Wellfield Road
Abergwili
Carmarthen
Carmarthenshire

Offers In Region Of **£499,000**











- Modern Detached 4 Bed (En Suite) Family Home
- Sought After Location - Edge Of Carmarthen Town
- Elevated Spot With Stunning Far Reaching Views
- Well Presented Spacious Accommodation
- Hall, WC, 3 Rec Rooms, Conservatory, Kitchen, Utility
- First Floor Provides 4 Double Beds & Bathroom
- Outside Balcony Area & Wonderful Views
- Integral Garage & Block Paved Driveway
- Beautifully Manicured Gardens & Pergola
- Solar Panels & EV Charger - Viewing Advised

General Description

EPC Rating: C

A superb opportunity of acquiring a modern imposing detached 4 bedroom (en suite) family residence of considerable appeal, with viewing highly recommended. The property occupies an elevated position on the edge of Carmarthen benefiting from stunning open views to the front, conveniently located within 2 miles from Carmarthen. Outside there is a good sized plot including large forecourt with large integral garage, beautifully manicured gardens with an array of shrubbery and ample car parking area.

Wellfield Road, Abergwili, Carmarthen, Carmarthenshire.

Property Description

The property provides a quality modern spacious family home of which viewing is highly recommended to fully appreciate it's convenient location and stunning far reaching views towards Carmarthen and the Towy valley. The property offers generous family sized light and airy modern contemporary accommodation arranged over two floors, with all the front windows taking advantage of the beautiful views on offer, being ideal for those seeking the semi rural living yet being so close to Carmarthen town centre..

The accommodation provides spacious hallway with and stairs leading to first floor, downstairs WC, large 27' long Living Room with log burner stove and large window enjoying the super views, doors leads to wrap around rear Conservatory with access to garden, Dining Room, Kitchen/Breakfast Room with oil fired 'Aga' range leading through to dining room. Side lobby leading to rear Utility and integral garage. First Floor provides large galleried landing/sitting area with door leading out to outside balcony area again enjoying delightful views, 4 bedrooms including master suite having access to en suite Shower Room, main family bathroom with luxury suite.

Outside there are spacious grounds and garden areas with double vehicle entrance leading to large block paved forecourt providing ample car parking/turning space. Front mature raised garden with an array of shrubbery and trees, further beautifully presented manicured gardens with an array of shrubbery, bushes, plants, steps leading up to patio/seating area to relax and enjoy the wonderful views on offer, separate patio with covered slate pergola and BBQ area being an ideal place to relax.

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, Glangwili General Hospital and Carmarthen town centre, which offers a wide range of amenities and facilities including good schooling and rail station.

Entrance Hall (15' 10" x 14' 03" Min) or (4.83m x 4.34m Min)

Spacious hall with stairs to first floor, radiator, double glazed front entrance door, under stair recess cupboard, door to:

Cloak Room

With wash basin and WC, radiator.

Living Room (27' 03" x 14' 01") or (8.31m x 4.29m)

Most spacious family room with large window to front commanding super views, modern fireplace and surround with log fire, spot lighting, wall lighting, 2 radiators, double French doors to:

Conservatory (20' 08" Max x 24' 11" Max) or (6.30m Max x 7.59m Max)

Wrap around to side and rear with dwarf wall overlooking garden, tiled flooring and French doors to front.

Reception Room. (17' 01" x 10' 06") or (5.21m x 3.20m)

Feature fireplace with raised hearth plinth and electric flame fire inset, 2 radiators.

Kitchen. (14' 09" x 12' 01") or (4.50m x 3.68m)

Modern fitted range of base and wall cupboards with sink unit, Stanley oil fired range with oven and hot plate, central island bar, dish washer, electric hob with extractor fan over, oven and grill, fridge space, radiator, access through to:

Dining Room (12' 09" x 11' 11") or (3.89m x 3.63m)

Window to front with lovely views, radiator, tiled flooring, fitted bespoke cupboards and drawers with matching base cupboards, side entrance door to:

Side Hall

Front exterior door, passageway leading down to built in cupboard and Utility - 6'8 x 5'3 with sink unit and plumbing for washing machine. Rear exterior door.

First Floor Landing (20' 01" Max x 15' 09") or (6.12m Max x 4.80m)

Spacious galleried landing with sitting area to relax and enjoy the delightful views on offer, walk in store cupboard, radiator, door to outside railed balcony with stunning views enjoyed towards Carmarthen town and surrounding countryside.

Wellfield Road, Abergwili, Carmarthen, Carmarthenshire.

Master Bedroom (17' 08" x 12' 09") or (5.38m x 3.89m)

Range of fitted wardrobes, dressing table, drawers, bedside cabinets and over bed cupboards, radiator, window to front with lovely views, door to:

En-Suite Bathroom (9' 01" x 8' 10") or (2.77m x 2.69m)

Modern suite comprising bath with shower and screen over, WC, vanity unit with wash basin, radiator.

Bedroom 2 (16' 03" x 12' 02") or (4.95m x 3.71m)

Window to front with lovely views, range of fitted wardrobes, radiator.

Bedroom 3 (14' 05" x 14' 01") or (4.39m x 4.29m)

Window to rear, radiator.

Bedroom 4 (10' 05" x 10' 05") or (3.18m x 3.18m)

Currently used as study, range of fitted wardrobes and dressing table with over bed cupboards, radiator.

Bathroom (10' 05" Max x 9' 02") or (3.18m Max x 2.79m)

Modern suite comprising bath with shower and screen over, radiator, vanity unit with wash basin, WC, tongue and grooved walling to dado.

Integral Garage (18' 01" x 17' 04") or (5.51m x 5.28m)

Double garage with electric up and over door, courtesy door to front, staircase to loft storage over, Belfast sink unit, inside water tap.

Outside

The property benefits from a good sized plot with double vehicle entrance leading up to spacious non slip block paved forecourt, providing ample car parking area. Lovely mature garden areas with raised garden to front with shrubbery and trees, steps leading up to paved paths again from which super views are enjoyed, leading over to purpose built pergola with slated roof ideal place to relax and enjoy family BBQ's. Further garden area to side off the conservatory being safe for children and dogs, Paved paths to rear of house with garden stores. EV charging point also included. The property enjoying a superb outlook towards Carmarthen town and the Towy valley.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, mains drainage, oil central heating, solar panels, EV charger.

Tenure

Freehold

Council Tax

G

Directions

From Carmarthen proceed out on the A40 Carriageway towards Llandeilo and continue out for approx 3 miles until arriving at roundabout Take first exit and continue along for approx. 0.2 mile and take the next right turning signposted Wellfield Road. Continue up this lane for approx. 400 yards and the property will be found further up on the left.



