





|., Tegfan Ffynnonddrain, Carmarthen, SA33 6EE

Offers In The Region Of £359,950

- CHARACTER DETACHED HOUSE.
- 3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.
- SUNNY SOUTH FACING POSITION. GARAGE/WORKSHOP.
- 0.75 OF A MILE CARMARTHEN FIRE STATION.
- WELL PRESENTED CHARACTER ACCOMMODATION.
- DRESSING ROOM/HOME OFFICE.
- 1.5 MILES 'ST. CATHERINES WALK' SHOPPING PRECINCT.
- 1.5 MILES (ON FOOT) 'UWTSD' AND 'S4C' - (2 MILES BY CAR).
- BORDERING THE COUNTRYSIDE.
- SOLID FUEL C/H. PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

Tegfan , Carmarthen SA33 6EE

A most conveniently situated traditionally built (at or around the turn of the 19th Century) DOUBLE FRONTED DETACHED 3 BEDROOMED/2 RECEPTION ROOMED HOUSE bordering the countryside, enjoying a sunny south facing position with views over the surrounding area, Ffynnonddrain towards Carmarthen and beyond being located within 0.75 of a mile of Carmarthen Fire Station, is within walking distance (1.5 miles) of both 'UWTSD'/'S4C' and 'St. Catherine's Walk' Shopping Precinct and the readily available facilities and services at the centre of the County and Market town of Carmarthen. By car the property is within 2 miles of 'UWTSD,' 'S4C' and 'Parc Dewi Sant.' The property is situated within 2.5 miles of Carmarthen Golf Club.

3 1 2

Council Tax Band: E





SIDE ENTRANCE PORCH
with quarry tiled floor. Half PVCu double glazed. PVCu entrance door with opaque glazed lights to

RECEPTION HALL
10'3" x 7'7" overall
with pine staircase to first floor. Radiator. Smoke detector. Chinese light oak boarded effect flooring. PVCu double glazed window to understairs storage area with fitted book shelving. 4 Power points. Telephone point. Part glazed pine panelled door to the kitchen. Door to

DINING ROOM
12'7" x 9'9"
with Chinese light oak boarded effect flooring. Feature Victorian style cast iron fireplace (2025) with slate hearth and pine surround. Radiator. 8 Power points. PVCu double glazed window to fore. 8' 4" (2.54m) wide opening to

LIVING ROOM
14'2" x 10'11"
with Chinese light oak boarded effect flooring. PVCu double glazed window to fore with a view. 8 Power points. Feature fireplace with exposed brick incorporating a 'Wenlock' multi-fuel roomheater on slate hearth (chimney not lined) having pine floor cupboards to either side. Fitted pine shelving. PVCu opaque double glazed door to the front garden. Pine panelled door to

FITTED KITCHEN/BREAKFAST ROOM
14'0" x 9'3"
with ceramic tiled floor. 2 PVCu double glazed windows - one opaque glazed. 9 Power points. Range of fitted base and eye level kitchen units incorporating a ceramic sink and L.P. gas hob. Plumbing for dishwasher. Fitted pine floor cupboard with pine shelving above. 'Wamsler' solid fuel (soft coal and wood) cooking range that heats the domestic hot water and operates the central heating system. Fitted cupboard housing the electricity consumer unit. Glazed/panelled door to

UTILITY ROOM
13'1" x 7'3" overall
with ceramic tiled floor. Fitted floor to ceiling pine larder cupboard. Radiator. 2 Power points. Opaque glazed/panelled door to rear. Part glazed door to

SEPARATE WC
7'3" x 4'1"
with ceramic tiled floor. PVCu opaque double glazed window. Plumbing for washing machine. Deep fitted storage cupboard with pine boarded doors. 2 Piece suite in white comprising wash hand basin and WC.

FIRST FLOOR -
8' 1" (2.46m) Ceiling heights.

LANDING
with exposed pine boarded floor. Smoke detector. 2 Power points. PVCu double glazed window.

SHOWER ROOM
'T&G' boarded to dado height. Radiator. PVCu double glazed window. Access to loft space. Fitted cupboard. 2 Piece suite in white comprising WC and pedestal wash hand basin. Recessed tiled shower enclosure with electric shower over and shower door.

FRONT BEDROOM 1
12'4" x 10'10"
with exposed pine boarded floor. Radiator. PVCu double glazed window overlooking Ffynnonddrain with a view beyond towards Carmarthen.

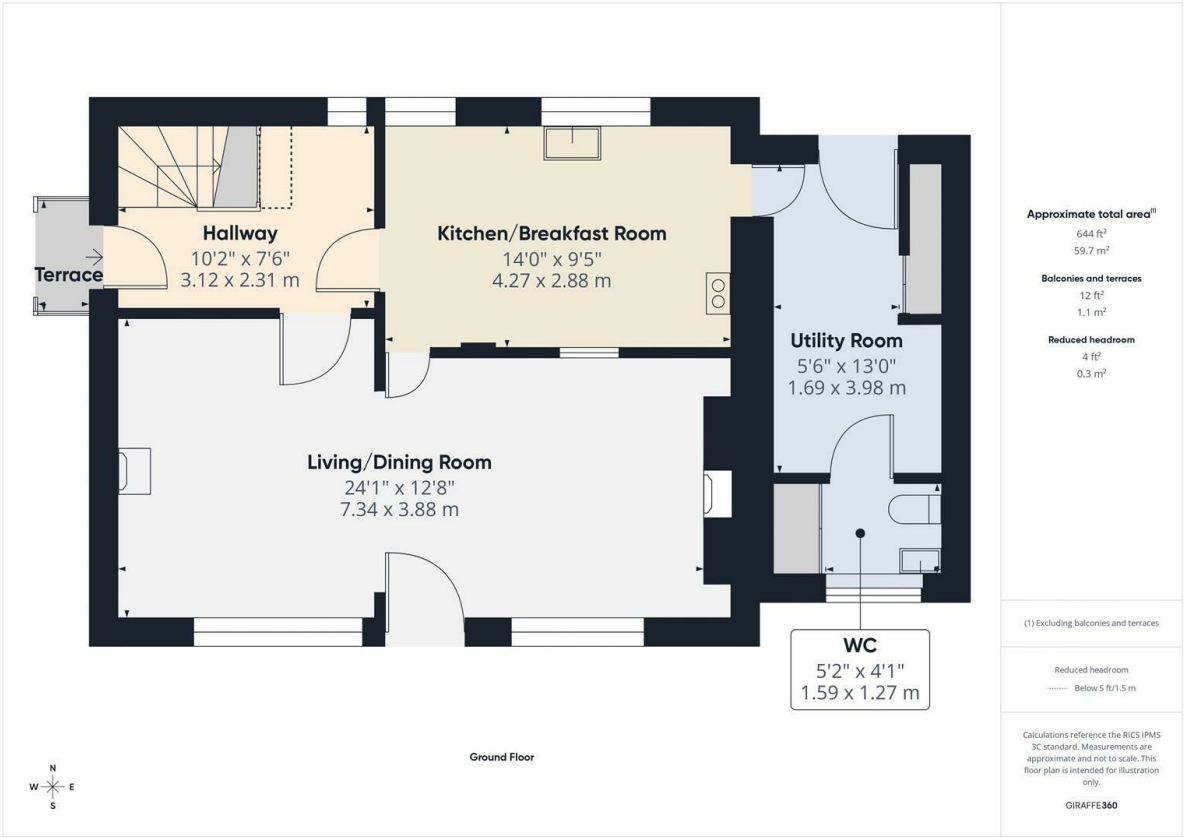
FRONT BEDROOM 2
with exposed pine boarded floor. Radiator. PVCu double glazed window with a view over Ffynnonddrain and the surrounding countryside towards Carmarthen and beyond. 4 Power points. Pine panelled door to

DRESSING ROOM/HOME OFFICE/NURSERY
16'0" x 8'2"
plus fitted wall to wall/floor to ceiling Airing/Linen/Store cupboards with 3 doors. Radiator. Double aspect. 2 PVCu double glazed windows both with views over the surrounding countryside and hamlet of Ffynnonddrain. 2 Power points. This room or part thereof could easily be adapted to form an En-Suite if so desired.

REAR BEDROOM 3
9'11" x 8'10"
with exposed pine boarded floor. Radiator. PVCu double glazed window. 2 Power points. Coved ceiling.

EXTERNALLY
Walled/gated side lawned garden with pathways that lead to the front and rear. Front concreted forecourt running the full width of the dwelling with a short flight of steps down to the front lawned garden. Private car parking space that could easily be enlarged to accommodate more vehicles. Side lawned garden area. From the side lawned garden a view is enjoyed over the surrounding countryside. Rear walled courtyard with access to the rear farm lane over which the property has a right of way. OUTSIDE WATER TAP.

DETACHED GARAGE/WORKSHOP
30'0" x 11'7"
part stone/brick/C.I. built with electricity connected. Personal door. Up-and-over garage door. Concrete floor.





Directions

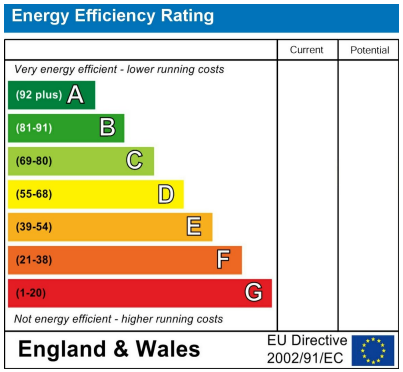
From Carmarthen town centre travel up 'Water Street'/'Fountain Hall Terrace' into 'Lime Grove Avenue' and fork right opposite the entrance to Carmarthen Fire Station into 'Elim Road' passing the turning for 'Russell Terrace' and keeping the Cemetery on your right hand side. Continue for approximately half a mile along 'Elim Road' to Ffynnonddrain and the property is the last on the right hand side as you start to climb the hill out of Ffynnonddrain just after the left hand turning for 'Castell

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

E



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