



Heddfan

Croesyceiliog | Carmarthen | Carmarthenshire | SA32 8DS

FINE & COUNTRY

Welcome to Heddfan — a truly exceptional, substantial four-bedroom detached family home that perfectly balances modern luxury with countryside tranquillity. Thoughtfully designed and beautifully finished throughout, this impressive property offers generous living space across three floors, all while taking full advantage of its stunning rural surroundings. From its sleek, energy-efficient features, such as air source heating and solar panels, to its bespoke contemporary interiors, including an expansive open-plan kitchen, dining and lounge area, Heddfan stands as a unique offering in the highly sought-after location of Croesyceiliog, Carmarthen. With its combination of striking architecture, high-quality materials, and considered details, Heddfan features a peaceful retreat or a versatile family base.

Nestled in a peaceful yet well-connected community, Croesyceiliog offers a fantastic balance of countryside living and convenience. Carmarthen is a historic market town renowned for its rich heritage and vibrant atmosphere, attracting families, professionals, and retirees alike. Local amenities include a variety of high-street shops, independent boutiques, cafes, and restaurants. Residents benefit from excellent healthcare facilities, leisure centres, and reputable schools. Attractions such as Carmarthen Castle, the National Botanic Garden of Wales, and beautiful riverside walks are nearby. The area is well-served by transport links, with easy access to main roads and rail services connecting to Swansea, Cardiff, and beyond.

Let's now take a look in more detail...

This entire home has been beautifully thought out with modern living in mind. The windows to the front boast privacy glass and frame beautiful countryside rolling hills. Throughout, quality materials have been used, with feature lighting enhancing each space. The home is spacious throughout and thoughtfully equipped with a sprinkler system, thermostats throughout, and ground floor underfloor heating. It is energy-efficient, benefitting from solar panels and a ground source heating system, offering sustainable and comfortable living.

Approach

After a journey through Carmarthen and travelling down a peaceful country road, you arrive at this impressive family home. Offering parking for three cars on a chip-stone driveway, with the additional benefit of an integral garage. Straight away, you will be attracted to this home with its beautiful front facade, feature lighting, and stunning unique window that sets the tone for what's inside.

Step Inside...

Entranceway

A bright, airy, and welcoming space. Straight away you will notice just how bright it is, thanks to the large feature window to the front and windows flanking the front door with privacy glass. The space is laid with stunning porcelain tiles and lit by feature spotlighting. From here, you have access to two bedrooms, the family bathroom, the integral garage, a stairway to the first floor, and a storage cupboard ideal for storing coats and shoes out of sight.





Family Bathroom

A beautiful family bathroom furnished with a WC, feature wash basin sat on a porcelain worktop, mirror with touch sensor lighting and anti-mist, a feature bath with freestanding tap and handheld shower head, three inset shelves, extractor fan, feature lighting, porcelain tiled flooring, porcelain tiled walls, and a frosted window to the rear—creating a practical yet luxurious space.

Bedroom Four

A double bedroom situated to the front of the home with a large window. This great-sized double bedroom offers carpeted flooring, a feature centre light, and shares a Jack and Jill bathroom with bedroom three.

Jack and Jill Bathroom

Servicing bedrooms three and four, this convenient bathroom houses a WC, corner wash basin, walk-in shower, spotlighting, extractor fan, tiled flooring, tiled walls, and a frosted window to the side.

Bedroom Three

Beautifully bright with bi-folding doors featuring privacy glass to the rear, creating a great connection with the outdoors. This double bedroom offers carpeted flooring and a feature centre light, making it a comfortable and inviting room.





Gallery Landing

Journey from the entranceway to the first floor via the feature black stairway with glass balustrade. You arrive at a landing laid with oak herringbone flooring. From here, you can really appreciate the feature window with privacy glass to the front and feature lighting from the gallery. Double doors guide you into the main living space, with a further stairway leading to the second floor.

Open-Plan Kitchen/Dining/Lounge

Enter through double doors which invite you into this impressive space. It is clear this is the heart of the home. With four sets of bi-folding doors—two opening onto Juliet balconies which frame stunning countryside rolling hills, and the others guiding you out to a balcony—this room really connects the home with the outdoors. The entire space is laid with herringbone oak flooring and lit by various feature lighting. The kitchen area is well-equipped with multiple wall and base units topped with quality granite worktops, a double sunken sink with swan tap, and a range of LAMONA appliances including oven/grill, coffee machine, dishwasher, tall fridge, and tall freezer. The kitchen also benefits from a kitchen island with extra base units, granite tops, a 4-ring electric hob, an elevated extractor fan, and breakfast bars at either end, both with enough space to house two seats. This beautiful space also offers three feature alcoves with lighting, a feature electric fire, a feature radiator, and space to house a generous TV, a large dining set, and lounge furniture. A brilliant space for entertaining and relaxing.

Second Floor

Let us now ascend to the second floor of this substantial home via a unique black stairway with glass balustrade. You arrive at a carpeted landing which provides access to two double bedrooms and a shower room.

Bedroom One

A substantial bedroom with vaulted ceilings lit by spot and feature lighting. This space enjoys carpeting and dual-aspect windows, with the window to the front framing beautiful rolling hill countryside views.

Shower Room

Furnished with a WC, wash basin with storage underneath, mirror with sensor lighting and anti-mist, heated towel rail, walk-in shower with inset shelf, extractor fan, spotlighting, tiled flooring, partial tiled walls, and a frosted window to the rear.

Bedroom Two

Another lovely-sized double bedroom with vaulted ceilings lit by spot and feature lighting. This space enjoys carpeting and dual-aspect windows, again with the window to the front framing beautiful rolling hill countryside views—an ideal guest or family room.



Step Outside...

A perfect low-maintenance garden laid out over two tiers, featuring a beautiful mix of patio, chip stone, and AstroTurf areas, creating a brilliant family and pet-friendly environment. Bordered by walls and fencing, with up-lighting highlighting a feature rear boundary wall. Externally, you have lighting, electric points, and access all the way around the home. Additionally, there is a raised balcony which can be accessed from the main living space or garden. This large balcony is laid with durable composite boards and offers a glass balustrade, electric points, and lighting—a wonderful outdoor living space.

Integral Single Garage

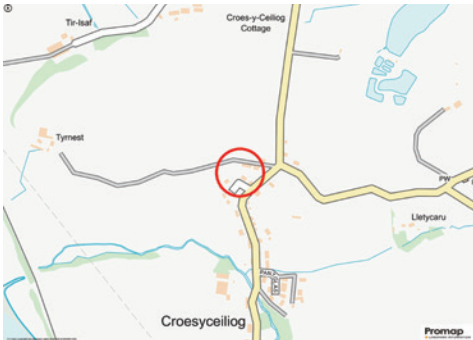
This home also has the pleasure of a single integral garage with sensor lighting, electric, an up-and-over electric door, additional pedestrian access to the rear, and a doorway to the entranceway. A versatile space, it would create a lovely workshop or home gym. Within this space, there is also ample room for a utility area.

The Local Area

Croesyceiliog, Carmarthen, offers residents the best of both worlds—peaceful countryside surroundings with the convenience of nearby town facilities. Carmarthen itself is rich in history and modern amenities, featuring high-street shopping, supermarkets, independent shops, restaurants, and cafes. It is also home to well-regarded schools, both primary and secondary, along with healthcare services and leisure facilities such as gyms, cinemas, and cultural venues.

Transport links are excellent, with the A48 and M4 providing easy access to Swansea, Cardiff, and further afield. Swansea, just a short drive away, offers an even broader range of shopping, entertainment, and educational facilities, as well as mainline rail services and access to international travel links. Regular buses and train services run from Carmarthen, making it easy to reach other local villages and key locations. The surrounding countryside and coastal areas also offer plentiful opportunities for outdoor activities, making Croesyceiliog a superb place to live for families, commuters, and anyone seeking a balance of convenience and lifestyle.





Additional Property Information

Freehold
New Build
Tax Band - TBC
Electric
Air Source Heat Pump
Solar Panels
Mains Water - Meter
Septic Tank
Unadopted Road
Ultrafast Broadband Available

For mobile coverage please visit <https://checker.ofcom.org.uk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Asking Price £595,000

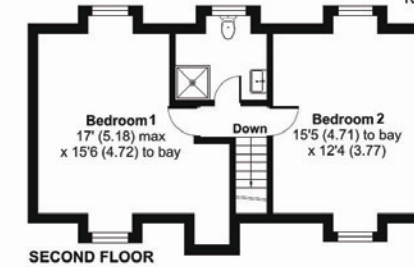
Croesyceiliog, Carmarthen, SA32

Approximate Area = 1843 sq ft / 171.2 sq m

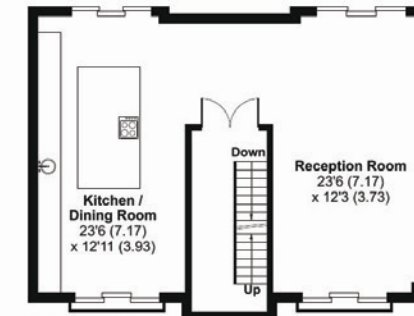
Garage = 302 sq ft / 28 sq m

Total = 2145 sq ft / 199.2 sq m

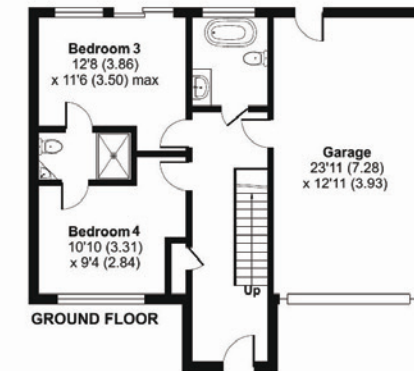
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Dawsons Property. REF: 1325465



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