

Terry Thomas & Co

ESTATE AGENTS



Brynyder Springfield Road Carmarthen, SA31 1EA

Brynyder is a semi-detached property of distinction standing within large gardens and grounds, with an additional Detached Cottage/Annexe to rear. Situated within a prestigious area on the periphery of Carmarthen Town Centre, yet within walking distance and surrounded by the countryside. The property boasts a wealth of charm and character throughout with 3 bedroom, 2 reception rooms to the main house and 1 bedroom accommodation to the detached cottage. Ample parking. Large grounds to the front, rear and side.

Offers in the region of £375,000

Brynhwyd Springfield Road

Carmarthen, SA31 1EA



Side Entrance Porch

8'3" x 5'2" (2.52 x 1.59)

Front Bedroom 1

12'2" x 12'4" (3.72 x 3.76)

Hallway

12'5" x 8'6" (3.81 x 2.61)

Front Bedroom 2

11'4" x 12'11" (3.47 x 3.95)

Lounge

24'4" x 12'4" extending to 17'3" into bay window (7.43 x 3.77 extending to 5.27 into bay window)

Bedroom 3

10'7" narrowing to 6'9" x 8'1" (3.25 narrowing to 2.07 x 2.48)

Dining Room

10'9" x 10'9" (3.29 x 3.29)

Bathroom

8'9" x 7'7" (2.69 x 2.32)

Kitchen

13'3" x 5'3" (4.05 x 1.61)

Detached Annexe/Studio

17'2" x 12'3" (5.25 x 3.74)

Walk-in Coats Cupboard/Boot room

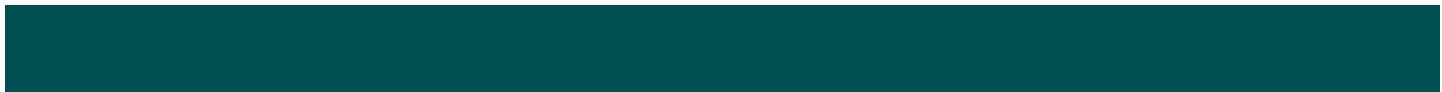
First Floor

Shower room/WC

17'6" x 12'2" (5.34 x 3.72)

Landing Area





Floor Plan

Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains electricity, water and drainage. Oil-fired heating.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk www.terrythomas.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		90	
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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