

Terry Thomas & Co

ESTATE AGENTS



Brynhyder Springfield Road

Carmarthen, SA31 1EA

Brynhyder 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

Brynhyder Springfield Road

Carmarthen, SA31 1EA



Side Entrance Porch

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

Hallway

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

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)

Dining Room

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

Kitchen

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

Walk-in Coats Cupboard/Boot room

Shower room/WC

Landing Area

Front Bedroom 1

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

Front Bedroom 2

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

Bedroom 3

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

Bathroom

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

Externally

Detached Annexe/Studio

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

First Floor

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







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

