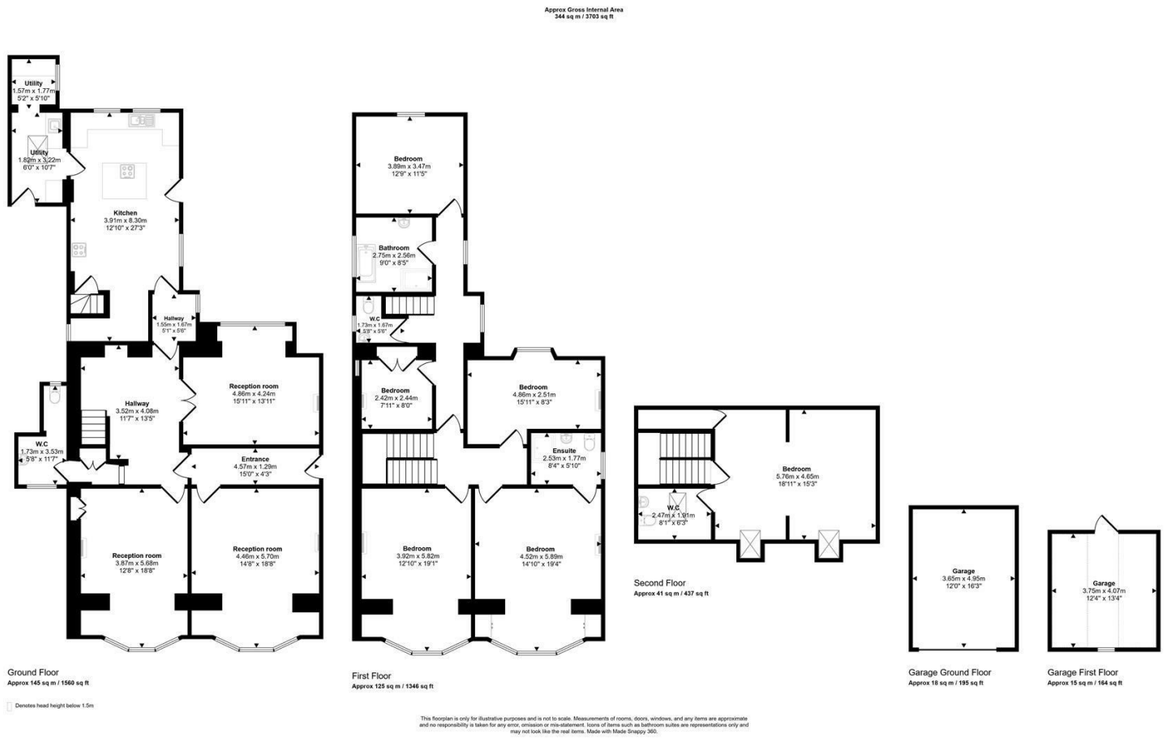


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

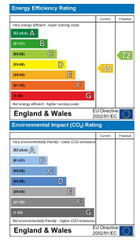
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

Magnolia 20 Wellfield Road, Carmarthen, SA31 1DS

- DETACHED HOUSE
- THREE RECEPTION ROOMS AND STUDY
- TIERED GARDEN WITH PATIO, LAWN AND DECKING
- DETACHED GARAGE WITH ADDITIONAL STORAGE SPACE ABOVE
- HEATING-GAS
- FIVE BEDROOMS
- BEAUTIFULLY PRESENTED
- WALKING DISTANCE OF CARMARTHEN TOWN CENTRE
- EXCEPTIONAL OPPORTUNITY FOR A FAMILY HOME
- EPC-D



£550,000

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The Agent that goes the Extra Mile

We Say...

An immaculately presented five-bedroom detached period family home situated within walking distance of Carmarthen town centre. Rich in character and charm, the property retains a wealth of original features, including attractive fireplaces and the original parquet flooring within the entrance foyer, creating an immediate sense of warmth and elegance upon arrival.

The accommodation is centred around an inviting entrance foyer, which provides access to the main living areas, including the kitchen-diner, dining room, reception room, second reception room, and a convenient downstairs WC.

The thoughtfully arranged layout is ideally suited to modern family living, with three reception rooms providing distinct spaces for relaxation, entertaining, or everyday use. The kitchen-diner serves as the heart of the home and features an AGA, offering both character and practicality while providing an excellent space for family meals and social gatherings.

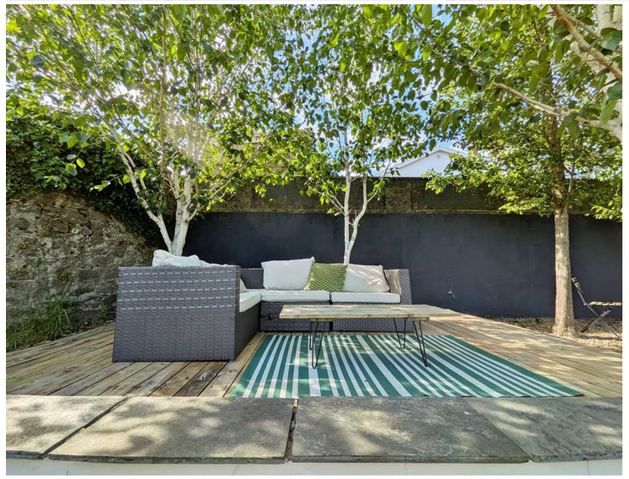
The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

A particular feature of the home is the loft conversion, which has been transformed into an additional bedroom complete with its own WC, offering an ideal space for guests, older children, or those seeking a degree of privacy.

Externally, the property benefits from a detached garage with additional storage space above. The tiered rear garden incorporates multiple patio seating areas, a lawn, dedicated BBQ area, and a summer house, creating a variety of outdoor spaces for entertaining, al fresco dining, and relaxation throughout the year.

Beautifully presented throughout and combining period charm with modern family functionality, this impressive detached residence offers versatile accommodation, character, and practicality in equal measure. Located within easy reach of Carmarthen town centre, it represents an outstanding opportunity for family occupation.

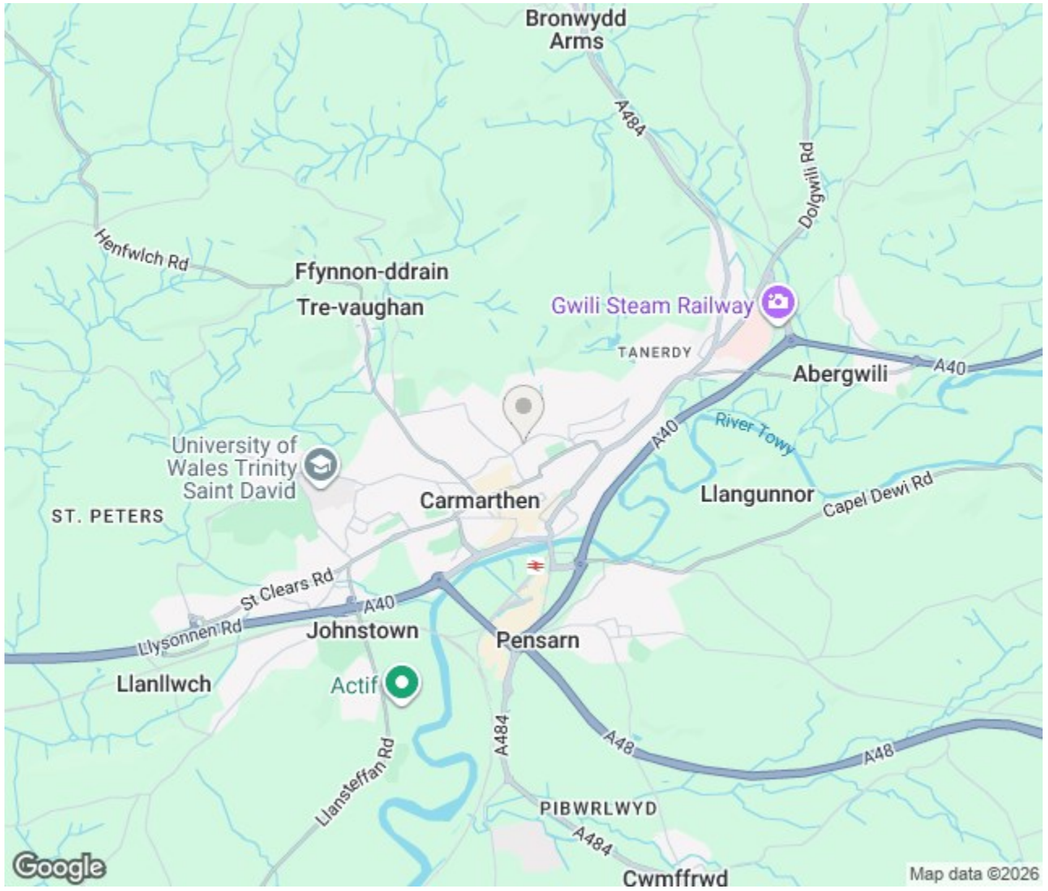
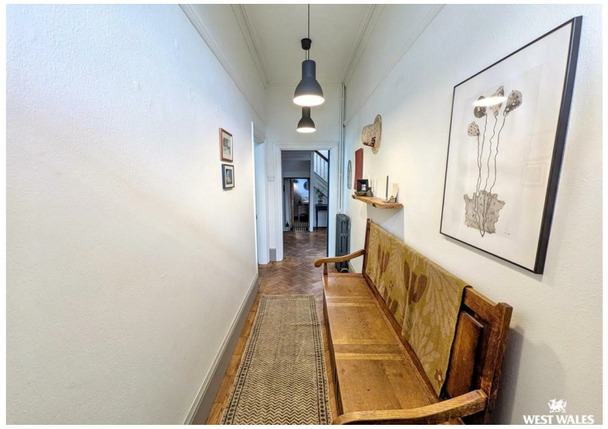
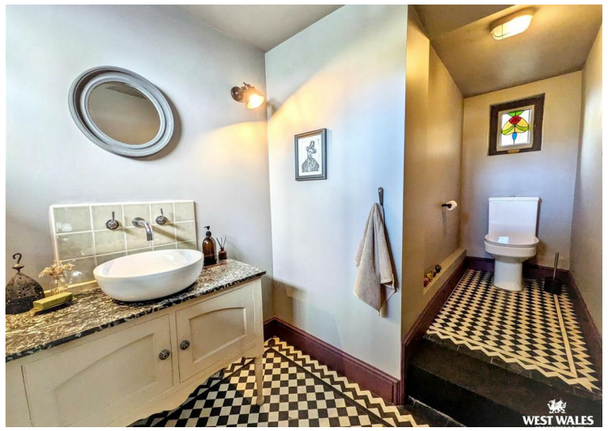
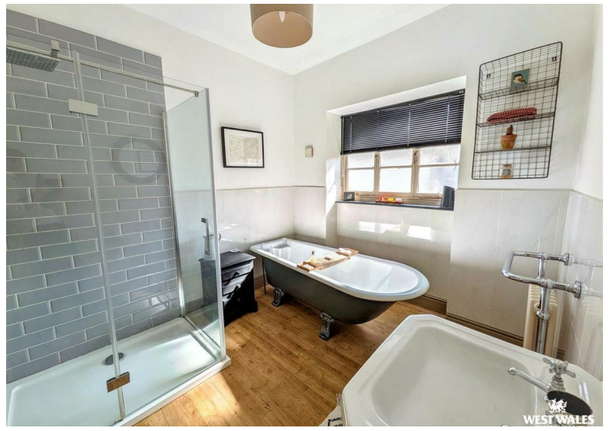
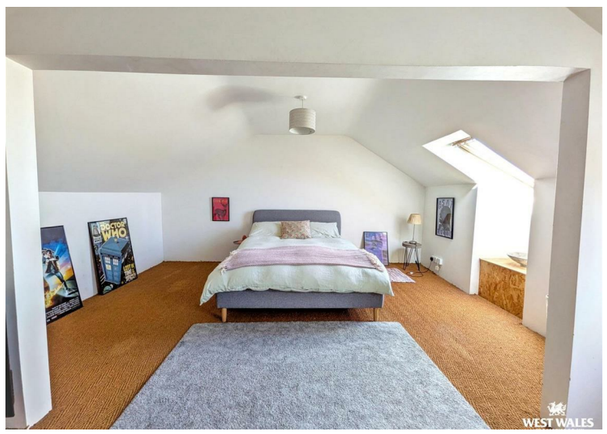
Viewing is highly recommended



DIRECTIONS

From our offices on Dark Gate continue onto Lammas Street. Turn right onto Heol Dwr (Water Street) and follow it for about 0.2 miles. Next, turn right onto Pentrefelin Street and continue for around 0.3 miles. Turn right onto Brewery Road, then take the first left onto Waterloo Terrace. Finally, turn right onto Wellfield Road and continue a short distance. 20 Wellfield terrace will be on your left
What3words:///usual.dizzy.edit

GENERAL INFORMATION

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band G
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/06/26 OK

LOCATION AERIAL VIEW