

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 D
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/REM/06/24OK

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

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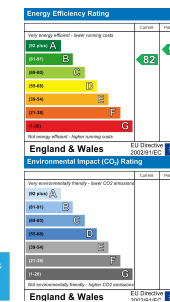


5 Bro Mebyd, Bancffosfelen, Llanelli, Carmarthenshire, SA15 5FA

- DETACHED HOUSE BUILT IN 2019
- GARAGE
- REAR GARDEN
- VILLAGE LOCATION
- HEATING - GAS
- FOUR BEDROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- NO CHAIN
- EPC RATING - B

Offers In Excess Of £300,000

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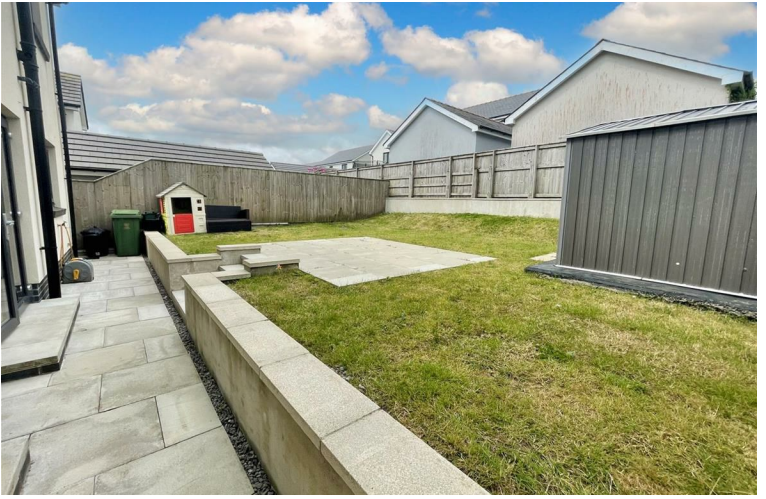
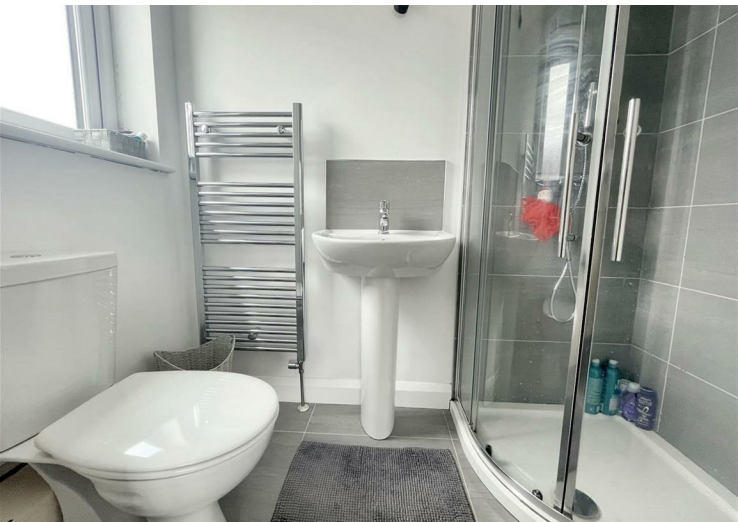
Nestled in the charming village of Bancffosfelen, this stunning detached house is a true gem waiting to be discovered. Built-in 2019 by the renowned local developer Sauro Homes Ltd, the beautifully finished property will make a wonderful family home.

The property benefits from a separate lounge to the front and an amazing kitchen/dining room to the rear which is perfect for everyday family life but also for entertaining with access to the rear garden via French Doors. There is also a utility room, downstairs WC and a space off the kitchen which is currently being utilised as a home office. Upstairs the master bedroom boasts a luxurious en-suite and a walk-in wardrobe, offering a private sanctuary within this home, there are also a further three double bedrooms and the family bathroom.

Outside, to the front of the property, there is off-road parking and a garage with a gravelled flower border. To the rear, is an enclosed garden providing a tranquil retreat, ideal for enjoying a morning coffee, hosting summer barbecues or allowing the children space to run and play.

In summary, this beautifully presented detached house is not just a property, but a wonderful family home where comfort and style harmoniously blend together. Don't miss the opportunity to make this house your own and create a lifetime of cherished moments within its walls.

Bancffosfelen is only 7 miles away from Carmarthen, Llanelli and around a 10-minute drive to the M4. With beautiful, historical walks on Llangynderen Mountain providing breath-taking views of the surrounding countryside, you'll never be short of interesting walks and things to do. The village has a primary school and post office and the neighbouring village of Pontyberem has a variety of amenities including shops, a doctor's surgery, a chemist and various sporting facilities.



DIRECTIONS
From our office on Dark Gate in Carmarthen; Follow Lammas St to Morfa Ln/B4312, Turn left onto Morfa Lane, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At the roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit onto A484, Turn left onto B4309, Turn left onto B4306, Continue onto B4306, Turn right into Bro Mebyd. What3Words Reference; ///rinse.squaring.coil See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.