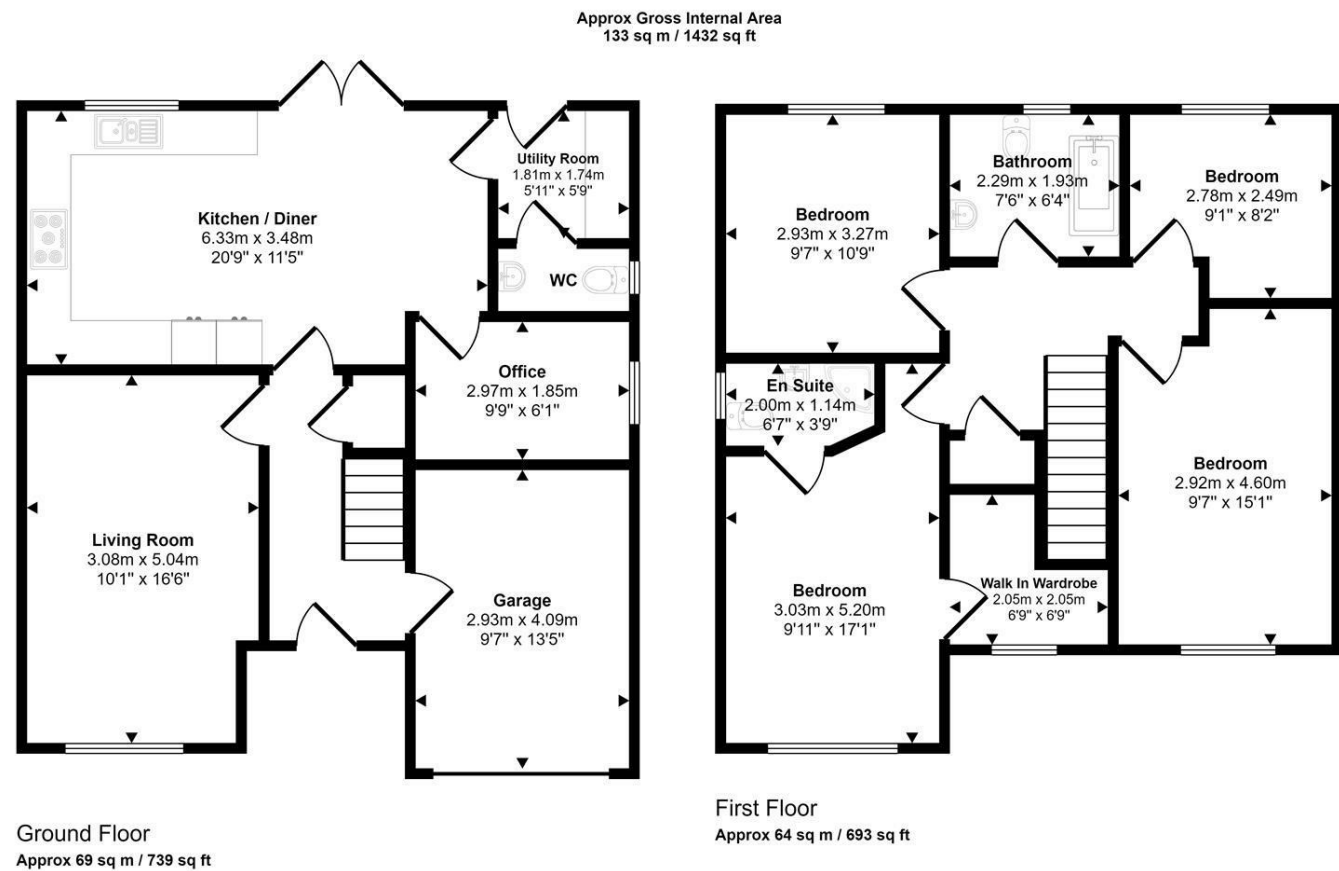


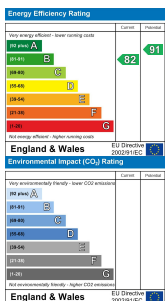


5 Bro Mebyd, Bancffosfelen, Llanelli, Carmarthenshire, SA15 5FA

- 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

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



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The Agent that goes the Extra Mile





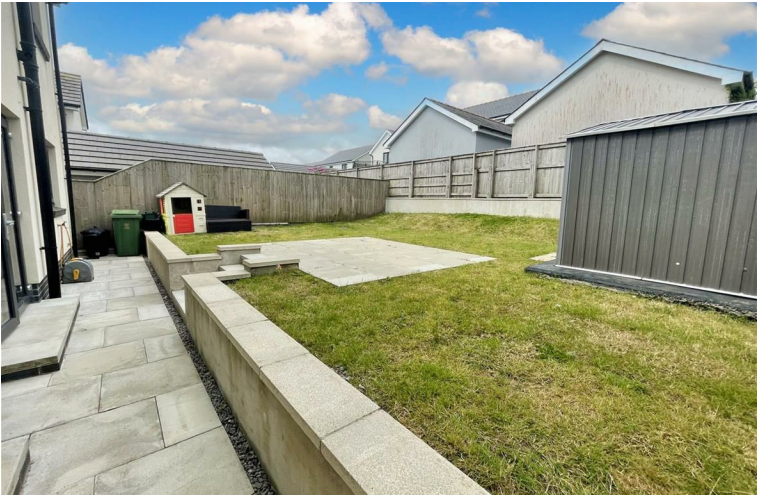
Nestled in the charming village of Bancffosfelen, this stunning detached house is a true gem waiting to be discovered. Built-in 2019 by the renowned local developer Sauro Homes Ltd, the beautifully finished property will make a wonderful family home.

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.