

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.

COUNCIL TAX: Band 'E'

HEATING: Oil

ref: IK/LLE /APR/ 25/OK EJJ

FACEBOOK & TWITTER

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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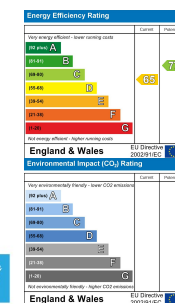


## Sarnau Farm Llysonnen Road, Bancyfelin, Carmarthen, Carmarthenshire, SA33 5DZ

- Detached Farmhouse
- Equestrian Possibilities
- Two Reception Rooms
- Driveway Parking
- Oil Central Heating
- Approx 4 Acres Of Land
- Four Double Bedrooms
- Country Views
- Stone Outbuildings
- EPC Rating: D

£485,000

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*The Agent that goes the Extra Mile*







A brilliant opportunity to acquire a well presented detached farmhouse situated on the outskirts of the popular village of Bancyfelin. Set within approx 4 acres of land, the property boasts idyllic views over the surrounding countryside. Conveniently located just a short drive from the historic market town of Carmarthen, which offers a variety of supermarkets, retail park, and easy access to public transport.

The farmhouse has been lovingly maintained by its current owners and is designed for comfortable and stylish modern family living. The ground floor accommodation comprises; porch, living room, modern kitchen/diner with French doors opening onto the patio, utility/boot room, and a second sitting room with a bioethanol stove. This space offers a welcoming and relaxing atmosphere, ideal for this cosy winter evenings around the fire. The first floor provides four double bedrooms, a shower room and an additional contemporary bathroom. The property would make fantastic family home, and also benefits from UPVC double glazing and oil central heating.

Externally, the property is set within approx 4 acres of land, to include mature gardens home to a variety of plants and trees, and a paddock ideal for grazing. The property boasts a variety of stone outbuildings ideal for storage. Previously used as stables for two horses and a tack room, they also benefit from direct access to the paddock. Views can be enjoyed from the rear of the property over the neighbouring fields. Viewing is highly recommended to appreciate this fantastic opportunity.

Bancyfelin is a peaceful village approximately 7 miles from the County Town of Carmarthen via the A40. Bancyfelin boasts a bilingual primary school, post office and shop, pub and private hospital. Bancyfelin has many community events throughout including its annual summer carnival. Regular bus services go from Bancyfelin to Carmarthen town. Carmarthen has all the amenities and necessities and excellent bus and rail links.



**DIRECTIONS**  
From our office in Carmarthen head out on the Dual Carriageway (A40) towards St. Clears. Turn right signposted Bancyfelin/Meidrim and follow the road around. Passing the Hafod Bakery on your right-hand side continue a short distance further where you will reach the property on the right hand side  
What/Three/Words:///jumps.boggles.iterative  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.