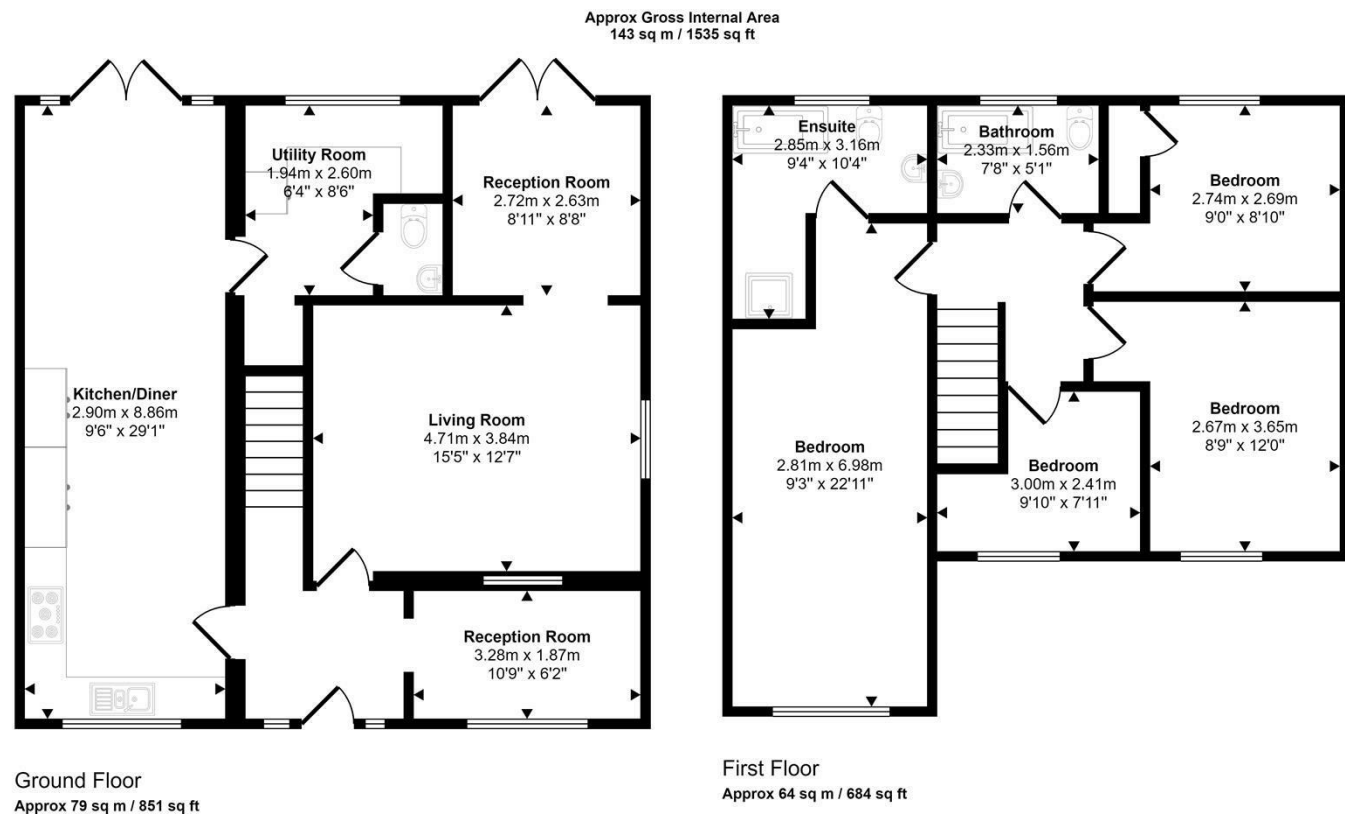


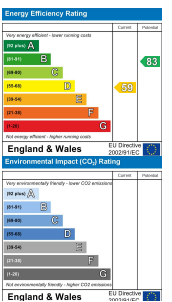


## 5 Llys Y Felin, Bancyfelin, Carmarthen, Carmarthenshire, SA33 5NG

- DETACHED PROPERTY
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING
- WONDERFUL VIEWS
- VILLAGE LOCATION
- FOUR BEDROOMS
- WRAP AROUND GARDEN
- UTILITY ROOM
- EN-SUITE BATHROOM
- EPC RATING D

**Offers Over £374,995**

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**The Agent that goes the Extra Mile**





### Beautifully Presented Four-Bedroom Detached Home in Sought-After Bancyfelin

This is a fantastic opportunity to purchase a beautifully presented four-bedroom detached home in the desirable village of Bancyfelin, ideally located between Carmarthen and St Clears. Offering a flexible layout and a warm, welcoming feel throughout, this property would make a wonderful family home. Early viewing is highly recommended to truly appreciate all it has to offer.

The ground floor features an inviting entrance hall, a front reception room that would work perfectly as a home office, study, or playroom, and an open-plan kitchen/diner with patio doors opening out to the rear garden—ideal for hosting or family meals. There’s also a utility room and a convenient W/C. The living room connects to an additional reception room, also with access to the garden, creating a lovely flow between the indoor and outdoor spaces.

Upstairs, you’ll find four well-proportioned bedrooms, a modern family bathroom, and an en suite in the main bedroom, complete with both a bath and a separate shower.

Outside, the property benefits from off-road parking for multiple vehicles and a neatly maintained front lawn. A side pathway leads to a raised decking area with far-reaching views over open farmland—perfect for enjoying a morning coffee or relaxing in the evening. The rear garden includes both lawn and patio areas, offering an ideal space for outdoor dining or unwinding in the fresh air.



### DIRECTIONS

From our office on Dark Gate, Follow Lammas St, Morfa Ln/B4312 and A4242 to A40. Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 2nd exit onto A40. Take the right turning for Bancyfelin B4298. Continue on this road and Turn right onto Llys Y Felin, Property at end of street. WHAT 3 WORDS : ///statement.remotes.intention

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.