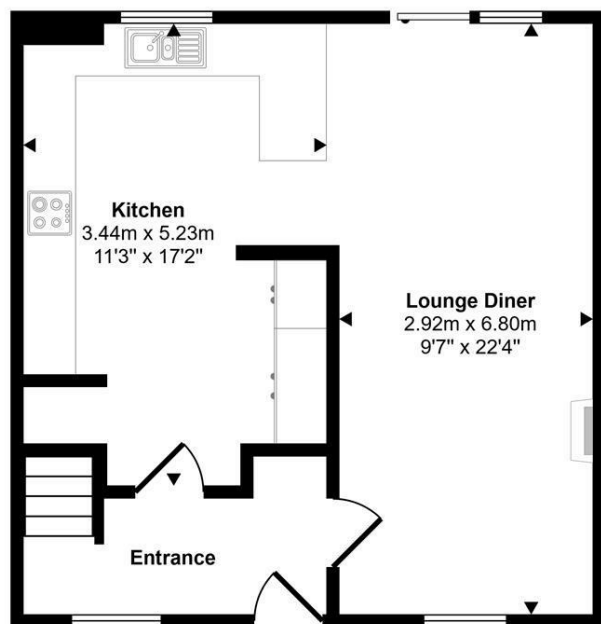
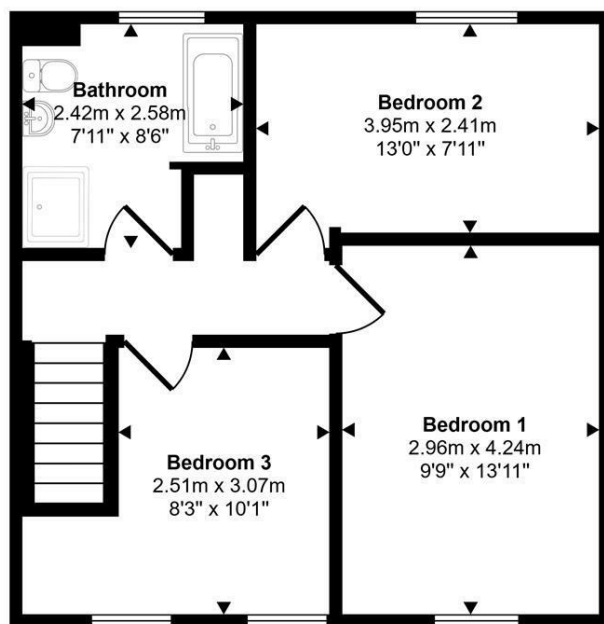


Approx Gross Internal Area  
89 sq m / 961 sq ft



Ground Floor  
Approx 44 sq m / 476 sq ft



First Floor  
Approx 45 sq m / 485 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'C'

HEATING: Electric

ref: CF / LLE / OCT/ 25

TAKEONOK/LLE/27/10/25

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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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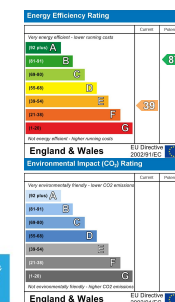


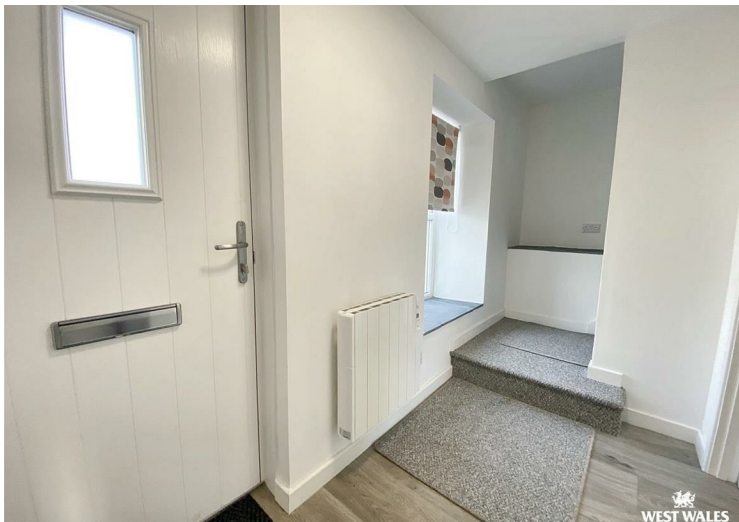
## 1 High Street, Bancyfelin, Carmarthen, SA33 5ND

- END-TERRACE HOUSE
- OPEN PLAN LIVING
- VILLAGE LOCATION
- LOW MAINTENANCE GARDEN
- ELECTRIC HEATING
- THREE BEDROOMS
- COUNTRY VIEWS
- CONTEMPORARY DESIGN
- TWO PARKING SPACE AVAILABLE BY SEPARATE NEGOTIATION
- EPC RATING: E

**£210,000**

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





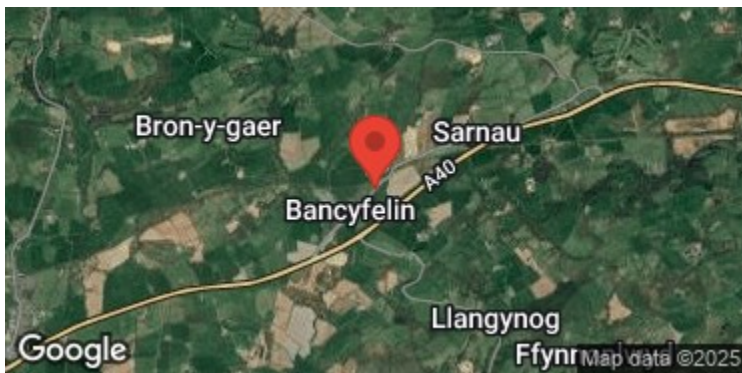
A brilliant opportunity to acquire a well presented end of terrace house, situated in the highly sought after village of Bancyfelin. Benefiting from no onward chain, the property boasts idyllic countryside views over the surrounding fields. Conveniently located close the village school, post office and private hospital, the property would make a great family home or even an ideal first time buy.

Featuring a contemporary decor throughout, the ground floor accommodation comprises; entrance hallway, an open plan living/dining room with a log burning stove, which flows into the kitchen. The modern gloss kitchen is fitted with a range of appliances, breakfast bar and overlooks the garden. This open plan design is great for entertaining all your family and friends. Upstairs accommodates three double bedrooms, and the contemporary family bathroom with bath tub and a separate waterfall shower. Lovingly renovated throughout, viewing is highly recommended!

Externally, there is a low maintenance enclosed garden to the rear which is currently consists of a patio area and astro turf lawn. Offering ample space for outside seating, you can really envision having BBQ'S in the summer. There is on street parking available to the front of the property, with further off road parking for two cars available to the rear by separate negotiation.



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

Starting from Dark Gate in Carmarthen, head west towards Heol Y Felin (Mill Street) and continue onto Lammas Street. After about 0.3 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, then at the next roundabout, take the second exit onto the A40. Continue on the A40 for about 6 miles, then turn right. Follow the road and continue onto Felin Gardens. Your destination, 1 High Street, Bancyfelin, Carmarthen SA33 5ND, will be on the left. What/Three/Words:///skyrocket.beaters.health

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