

**Approximate total area<sup>(1)</sup>**  
2240.16 ft<sup>2</sup>  
208.12 m<sup>2</sup>

**Reduced headroom**  
81.52 ft<sup>2</sup>  
7.57 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

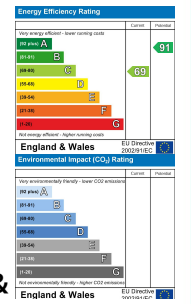
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



**89 & 87 Heol Y Banc, Bancffosfelen, Llanelli, Carmarthenshire, SA15 5DL**

- A Pair Of Traditional Semi's
- Combined Two Reception Rooms
- Total Plot Size 1.68 Acres
- An Individual & Unique Listing
- Stunning Views
- Combined Six Bedrooms & Attic Room
- Conservatory
- Garage, Summerhouse, Outbuildings, Kennels & Mini-orchard
- Used By The Current Owners As One Property
- EPC RATING 87 & 89. Council Tax Band : C & C



**£515,000**

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



We would respectfully ask you to call our office before you view this property internally or externally.

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: both properties Band C

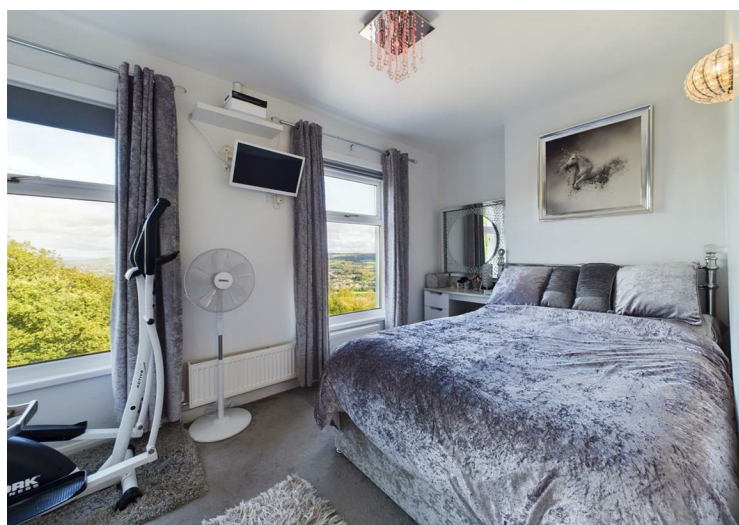
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0923/OK

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





PROPERTY WITH LAND \*\*\* Tucked away in a peaceful location reached by its own private lane, we are delighted to offer for sale numbers 87 and 89 Heol Y Banc. These properties are uniquely located and provide panoramic views of the beautiful valley. The combined plot of 1.68 acres is perfect for multi-generational families or as a holiday let due to its stunning surroundings. In addition to the two homes, the property includes a kennel block, a summerhouse and other outbuildings, making it ideal for those looking to set up a small business. We highly recommend viewing this property to appreciate its presentation, location and size. To arrange a viewing, please call 01554 759655. The EPC rating C

The accommodation comprises two reception rooms, a spacious kitchen/breakfast room, a smaller kitchen/utility, a downstairs shower room and bathroom, an upstairs cloakroom (number 89), six bedrooms, and a spacious attic room (number 89). Externally, the property has ample parking, a garage, a kennel block with an outside run, a mini-orchard and a summerhouse, all of which add to the property's charm. The views from the property are unique and are worth a look. The current owners have set the property to be used as one property, with easy-to-use internal access between what would have been the two semis.

**NUMBER 89**

**HALLWAY**

**LOUNGE/DINER** 15'9" (max) x 22'10" (max) (4.81 (max) x 6.96 (max))

**CONSERVATORY** 8'4" x 7'5" (2.56 x 2.27 )

**KITCHEN** 9'8" x 10'10" (2.97 x 3.31 )

**REAR HALLWAY**

**SHOWER ROOM** 5'10" (max) x 6'6" (max) (1.80 (max) x 1.99 (max))

**UNDERSTAIRS CUPBOARD/CORRIDOR**

**FIRST FLOOR-LANDING**

**BEDROOM 1** 12'11" (max) x 8'5" (max) (3.94 (max) x 2.58 (max))

**BEDROOM 2** 7'8" (max) x 11'3" (max) (2.34 (max) x 3.45 (max))

**BEDROOM 3** 8'6" (max) x 10'9" (max) (2.61 (max) x 3.28 (max))

**CLOAKROOM** 5'6" x 3'2" (1.69 x 0.97 )

**ATTIC ROOM** 15'6" (max) x 12'7" (max) (4.74 (max) x 3.85 (max))

**GARAGE**

**SUMMERHOUSE/GROOM ROOM** 9'0" x 15'7" (2.75 x 4.75 )

**KENNELS BLOCK** 11'1" x 24'4" (3.38 x 7.43 )

**STATIC CARAVAN**

**NUMBER 87**

**HALLWAY**

**LOUNGE/DINER** 15'9" (max) x 22'6" (max) (4.81 (max) x 6.88 (max))

**INNER HALLWAY**

**BATHROOM** 5'2" x 10'2" (1.58 x 3.12 )

**KITCHEN/BREAKFAST** 11'3" (max) x 16'2" (max) (3.44 (max) x 4.94 (max))

**BOOT ROOM** 9'1" x 6'5" (2.77 x 1.97 )

**STORAGE ROOM** 9'3" x 8'3" (2.83 x 2.52 )

**FIRST FLOOR-LANDING**

**BEDROOM 1** 14'6" (max) x 8'8" (max) (4.42 (max) x 2.65 (max) )

**BEDROOM 2** 7'6" (max) x 14'1" (max) (2.31 (max) x 4.30 (max))

**BEDROOM 3** 7'7" (max) x 10'11" (max) (2.33 (max) x 3.35 (max))

**POTTING SHED**

**OUTBUILDING 1**

**OUTBUILDING 2** 8'7" x 18'0" (2.62 x 5.50 )

**KEY INFORMATION**

Two Semis traditional construction of stone and or brick  
 Tenure: Freehold  
 Council Tax Band C  
 Mains Fitted Utilities  
 Privately owned solar panels  
 Heating: Gas  
 Broadband: Superfast download 49 Mps Upload 8 Mps  
 Mobile Ofcom rating: Good  
 Parking: Off-road parking with a detached single garage  
 Access via private lane from the main road  
 Right of way in place for number 87  
 The Chimney of No 87 has been removed. Completion certificate not issued.  
 No 87 & 89 are both registered with separate titles.