



Golwg Y Cwm , Bancffosfelen, SA15 5BR

Asking Price £550.000

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Davies
CRADDOCK

Set in an exclusive new development comprising of two properties, Davies Craddock are pleased to present this contemporary new home in Bancffosfelen, Llanelli.

This property benefits from a large open plan kitchen diner with bifold doors to the rear, utility room, WC, study/work from home office and separate living space, to the ground floor and to the the first floor there are four bedrooms including a master bedroom with walk in wardrobe and en suite plus a family bathroom.

The second floor provides an additional bedroom and practical plant room which houses all the equipment for the heating systems and solar panels.

Set in an elevated position the property boasts panoramic countryside views from the rear of the property cumulating in a perfect balance between the style of this modern property and the nature surrounding it. Commuters will benefit from ease of access to the M4 corridor via excellent road links, and with the towns of Llanelli and Carmarthen within a thirty minute drive in both directions allow access to an abundance of amenities.

Some attributes of this property include an air source heat pump heating system, underfloor heating solar panels, smart home technology, a car charging point, substantial grounds and a garage.

Viewing is essential to appreciate all this property has to offer, which comprises;

ENTRANCE HALLWAY

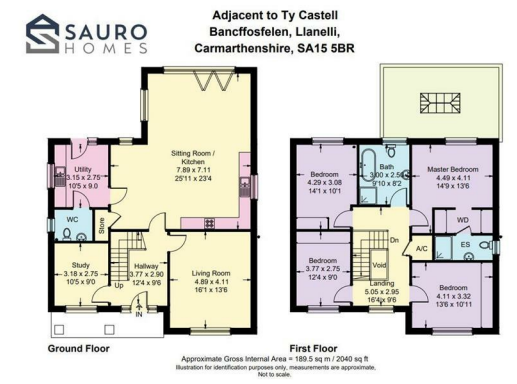
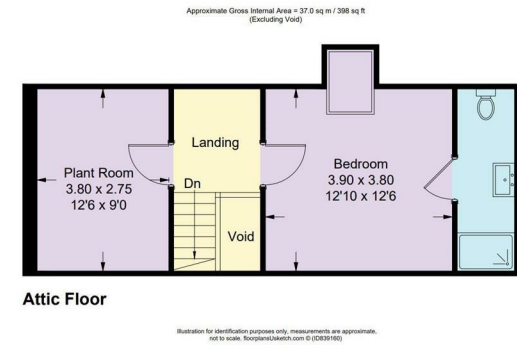
12'1" x 9'6" approx (3.7 x 2.9 approx)

STUDY

10'2" x 8'10" approx (3.1 x 2.7 approx)

LIVING ROOM

15'8" x 13'5" approx (4.8 x 4.1 approx)





OPEN PLAN KITCHEN / DINING AREA
25'7" x 23'3" approx (7.8 x 7.1 approx)

UTILITY ROOM
10'2" x 8'10" approx (3.1 x 2.7 approx)

WC

FIRST FLOOR

LANDING
16'4" x 9'6" approx (5.0 x 2.9 approx)

BATHROOM
9'10" x 8'2" approx (3.0 x 2.5 approx)

MASTER BEDROOM
14'5" x 13'5" approx (4.4 x 4.1 approx)

MASTER ENSUITE

BEDROOM TWO
13'9" x 9'10" approx (4.2 x 3.0 approx)

BEDROOM THREE
13'5" x 10'5" approx (4.1 x 3.2 approx)

BEDROOM FOUR
12'1" x 8'10" approx (3.7 x 2.7 approx)

SECOND FLOOR

BEDROOM FIVE/ DRESSING ROOM
12'5" x 8'10" approx (3.8 x 2.7 approx)

PLANT ROOM
12'9" x 12'5" approx (3.9 x 3.8 approx)

ENSUITE

EXTERNALLY





- Freehold
- Detached
- Five Bedrooms & Plant Room
- Set Over Three Floors
- Four Bathrooms
- Sun Room
- Detached Garage
- SAP - A
- Approx 194 m2
- Council Tax Band - TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 779412

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.