



Bro Mebyd, Bancffosfelen, SA15 5FA

£249,995

 3  1  1  B

Davies
CRADDOCK

Davies Craddock are delighted to present for sale this three bedroom detached bungalow situated in the picturesque Gwendraeth Valley with commanding views of the Black Mountains and Carmarthen Bay in the peaceful village of Bancffosfelen.

The development has been conceived by Sauro Homes with a strong local reputation for delivering quality homes.

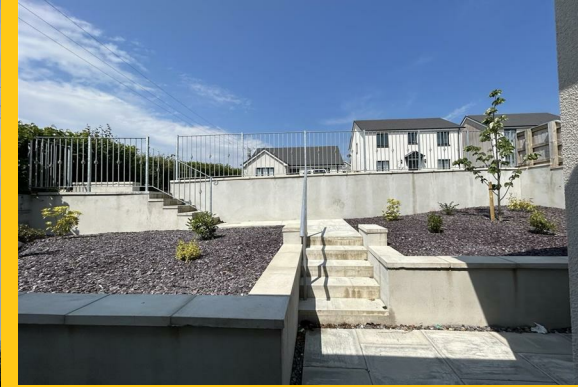
The village offers an escape from the hustle and bustle of daily life, yet it is close enough, only seven miles, to Carmarthen, Llanelli and approx ten mins to the M4 motorway. With beautiful, historical walks on Llangyndeyrn Mountain providing breath-taking views of the surrounding countryside, you'll never be short of interesting walks and things to do.

The village has a primary school and part time-opening post office and the neighbouring village of Pontyberem has a variety of amenities including shops, doctor's surgery, large recreational park, chemist and a various sporting facilities. This house also benefits from a service bus route to Carmarthen and Llanelli with the stop only 50 yards approx walk from the site entrance.

Viewing of the property comes highly recommended comprising:

ENTRANCE HALLWAY

Approach via composite door to hallway, tiled flooring, radiator, spot lighting, loft access with pull down permanent telescopic ladder leading to attic with partially boarded floor and pendant light and socket, airing cupboard with radiator and shelving.





LOUNGE

16'8" x 11'3" approx (5.09m x 3.44m approx)
Feature glass french doors lead into reception room, uPVC double glazed window facing front of property, radiator, wall mounted T.V. Sockets, Worcester wall mounted thermostat control.

OPEN PLAN KITCHEN WITH DINING AREA

23'10" x 11'3" approx (7.27m x 3.44m approx)
Fitted with a range of matching base and wall units, electric hob with extractor fan over, electric oven, tiled flooring, spot lighting, radiator, uPVC double glazed window facing side and rear of property, uPVC double glazed french doors lead to rear patio area.



UTILITY ROOM

9'3" x 5'4" approx (2.84m x 1.63m approx)
Fitted with a range of matching base and wall units, integrated fridge freezer, plumbing for washing machine, space for tumble dryer, wall mounted Worcester Gas Boiler, tiled flooring, extractor fan, uPVC obscure double glazed door gives side access.

MASTER BEDROOM

11'6" x 11'3" approx (3.53m x 3.43m approx)
UPVC Double glazed window facing front of property, radiator.

BEDROOM TWO

12'2" x 8'7" approx (3.71m x 2.64m approx)
UPVC Double glazed window facing rear of property, radiator.

BEDROOM THREE

8'2" x 8'3" approx (2.51m x 2.54m approx)
UPVC Double glazed window facing rear of property, radiator.

BATHROOM

12'5" x 6'9" approx (3.80m x 2.06m approx)
Fitted with a four piece suite comprising of a low level W.C. Vanity unit hand wash basin, bath and freestanding shower unit, tiled floor, partly tiled walls, exterior fan, uPVC double glazed window facing side of property.

EXTERNALLY


Tap and outside socket. Fully enclosed garden to rear with lawn and patio area, off road parking in the form of a driveway. To the front of the property there is a tastefully landscaped garden with steps leading to the main entrance.



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



- Three Bedroom Detached Bungalow
- Freehold
- Help To Buy Available
- No Chain
- NHBC 10 Year Guarantee
- Approx 100 m2
- Viewing Essential
- Select Development Of Contemporary Properties
- Council Tax - E (May 2024)
- EPC - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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 	

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.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

