



2 Bro Mebyd, Bancffosfelen, SA15 5FA

£269.950

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

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

Door into:

Hallway

Stairs to first floor, wooden flooring, under stairs storage cupboard, radiator.

Cloakroom

Window to rear, tiled flooring, W/C, pedestal wash hand basin, base unit with worktop over, space for washing machine and tumble dryer, wall mounted boiler, radiator.

Lounge

20'0" x 10'0" approx (6.12 x 3.06 approx)

Window to fore, French doors to rear, wooden flooring, feature fireplace, two radiators.





Kitchen Diner

20'1" x 9'1" approx (6.13 x 2.78 approx)

Window to fore, French doors to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, electric hob with extractor hood over, integrated electric oven and dishwasher, sink and drainer with mixer tap, space for fridge freezer, radiator.

First Floor Landing

Window to rear, storage cupboard, loft access.



Master Bedroom

13'7" x 10'0" approx (4.16 x 3.05 approx)

Window to rear, radiator, door into walk in wardrobe.

Walk in Wardrobe

7'8" x 6'2" approx (2.36 x 1.89 approx)

Window to fore, radiator.

Bedroom Two

11'7" x 9'0" approx (3.55 x 2.75 approx)

Window to fore, radiator.



Bedroom Three

9'0" x 8'1" approx (2.75 x 2.47 approx)

Window to rear, radiator.

Bathroom

8'6" x 6'2" approx (2.60 x 1.89 approx)

Window to fore, tiled flooring, partly tiled walls, W/C, pedestal wash hand basin, bath, corner shower cubicle, radiator.

Externally

Off road parking to fore.

Enclosed rear garden mainly laid to lawn, paved patio areas.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Three Bedroom Detached Home
- Approx 98 m2
- Lounge & Kitchen Diner
- Freehold
- Off Road Parking
- Enclosed Rear Garden
- Mains Water, Electric, Gas and Drainage
- Council Tax-D (July 24)
- EPC-B
- Viewing Essential

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	

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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.