



Villa Mia , Bancffosfelen, SA15 5DR

Auction Guide £300.000

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Davies Craddock Estates are pleased to present this four bedroom property set in Bancffosfelen.

This property has open plan living area with oil fired Rayburn including the farmhouse style kitchen and dining area. Separate dining area and lounge with a sun room to rear currently used as office. Downstairs shower room and separate utility and integral garage. To the first floor there are three bedrooms to first floor with a dressing room.

Externally the property boasts a gated entrance to front private parking area, integral garage and enclosed level low maintenance garden to rear.

A central rural village location convenient for Carmarthen, Llanelli, Cross Hands and Pembrey Country Park are all within 10 miles of the property.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Hallway

8'2" x 16'0" approx. (2.51 x 4.88 approx.)

Tiled Floor, Front door, staircase and doors to

Shower Room

9'10" x 4'11" approx. (3.0 x 1.52 approx.)

Shower Cubicle, WC, Vanity wash hand basin, chrome towel radiator and tiled floor.





Lounge

16'0" x 14'7" approx. (4.88 x 4.47 approx.)

Double aspect to front and side, Radiator and double doors to

Dinning Room

16'11" x 11'10" approx. (5.18 x 3.61 approx.)

Window to side, Radiator and double doors to sun room/ Office.

Open Plan Kitchen Dining & Sitting Area

28'1" x 12'7" (8.56 x 3.86)

Range of base units with worktops over and matching wall units and wine rack. Electric oven and 4 ring bottle gas hob. Belfast sink unit, plumbing for dishwasher. Rayburn cooking range inset to brick surround and beam over. Double aspect to side and rear, tiled floor and radiator.

Utility Room

10'11" x 9'8" approx. (3.35 x 2.97 approx.)

Range of base units with worktops over and matching wall units. One and a half bowl ceramic style sink unit with single drainer. Tiled floor. Double glazed door and window to side

Sun Room

12'0" x 11'1" (3.66 x 3.40)

Patio doors to side, dg window to rear. Radiator. Currently used as office.

Landing

Dormer window to front, radiator and doors to

Master Bedroom

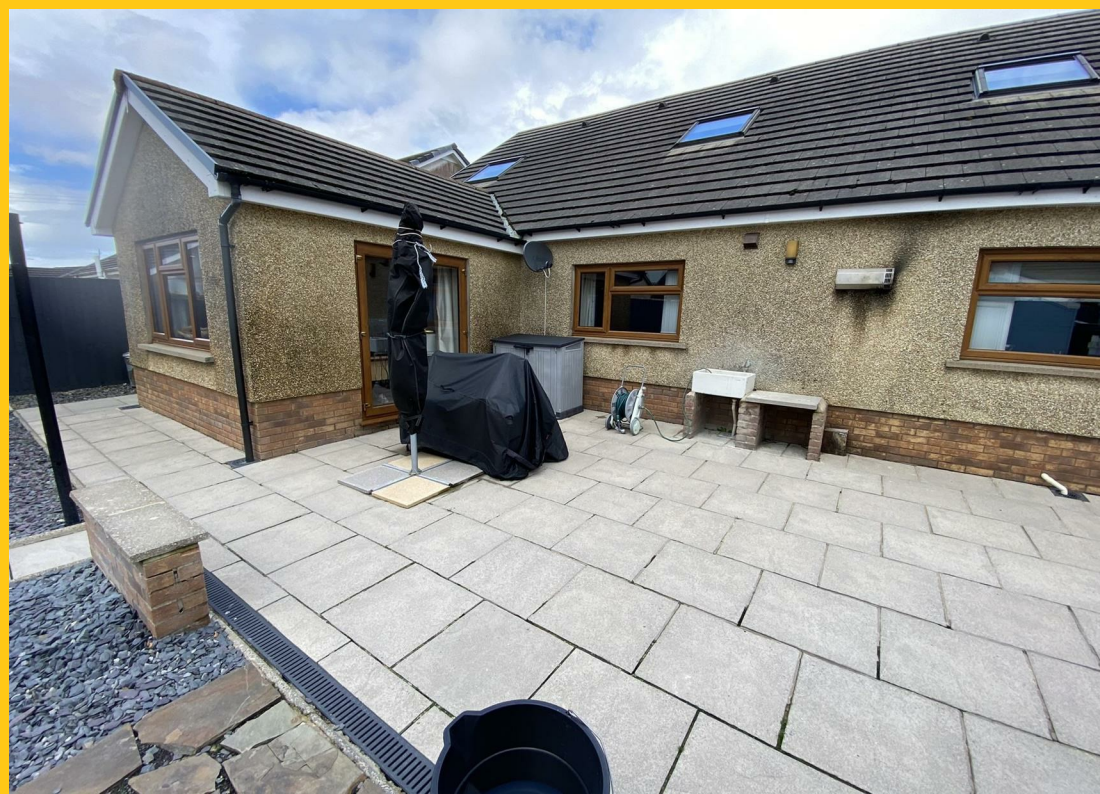
14'11" x 11'6" approx. (4.57 x 3.51 approx.)

Double aspect to front and side and radiator, door to

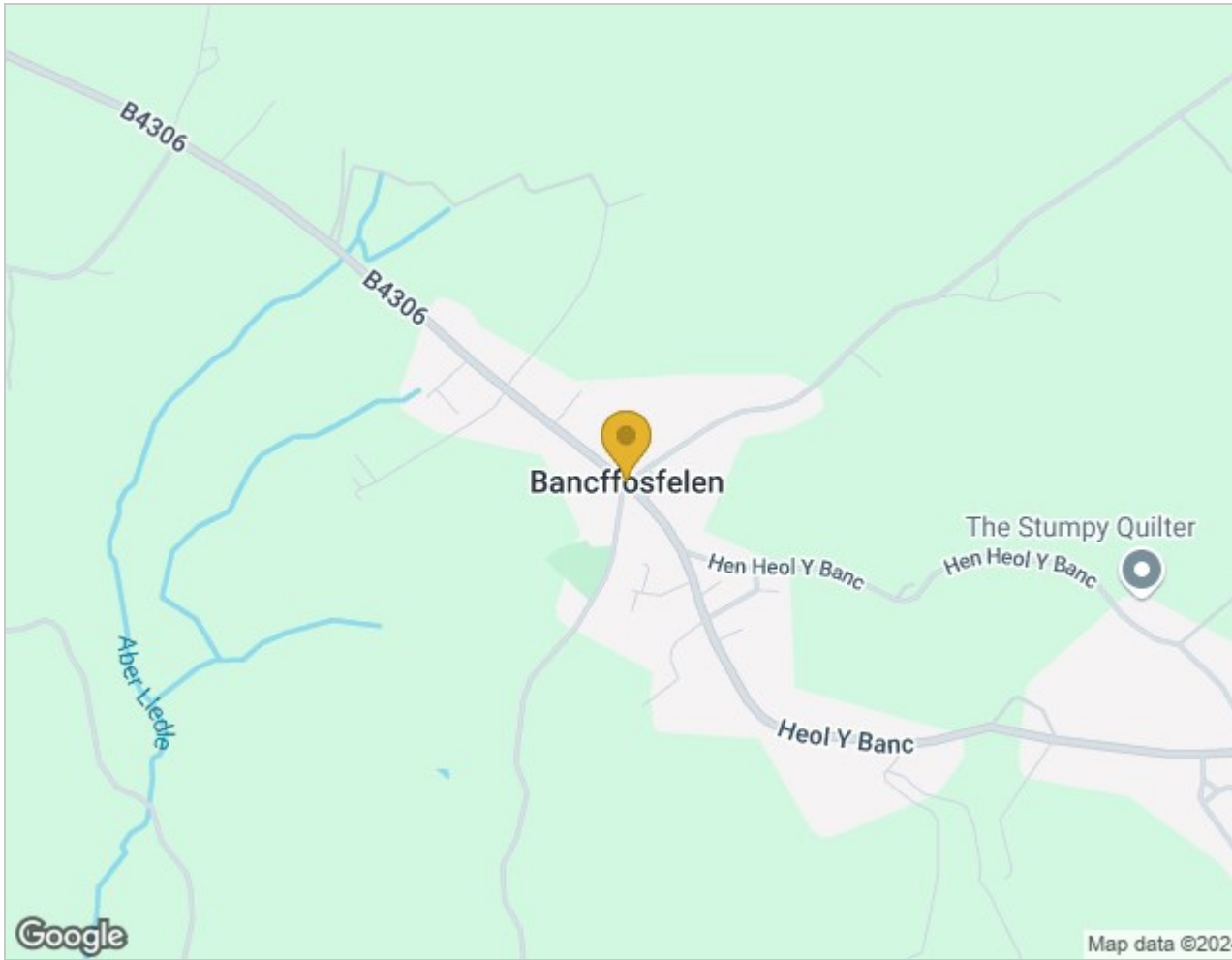
Dressing Room

7'6" x 6'3" approx. (2.29 x 1.93 approx.)

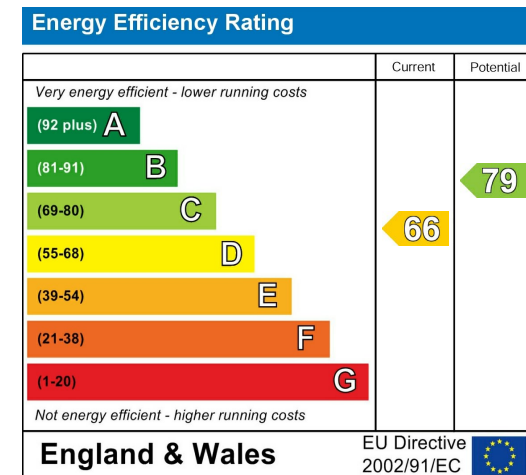
Currently used as a dressing room but we are informed by the vendor that there is water connection ready for an en suite.



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



- Four Bedroom Detached Property
- Freehold
- Two Reception Rooms
- Open Plan Kitchen & Utility Room
- Conservatory
- Garage & Driveway
- Mains Electric, Water & Drainage With Oil Fired Boiler
- Deceptively Spacious Throughout
- Council Tax - E - (Sept 24)
- EPC - D Approx 200m2



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. Interested 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.