



84 Heol Y Banc, Llanelli, SA15 5DL

£109,950

 **3**  **1**  **2**  **D**



****CASH OFFERS ONLY ****

Davies Craddock Estates are pleased to present for sale this great opportunity to purchase this three bedroom semi detached property set in the convenient and sought after location of Heol Y Banc, Bancffosfelen.

The property is set 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.

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.

Briefly Comprising :

Entrance Hall

Entrance via UPVC door, stairs to first floor , doors leading to:

Sitting Room

11'1" x 10'2" approx. (3.4 x 3.1 approx.)
UPVC window to front , radiator.





Lounge

11'9" x 12'9" approx. (3.6 x 3.9 approx.)
UPVC window to rear, radiator, feature fireplace, UPVC window to side, understairs storage, door leading to

Kitchen

10'9" x 12'5" approx. (3.3 x 3.8 approx.)
UPVC window to rear, a range of wall and base units with complementary work surfaces, composite sink with mixer tap, space for oven and washing machine, tiles flooring throughout, UPVC window to side, UPVC door to side with access to the rear garden, vertical radiator.

Landing

UPVC window to rear, doors leading to :

Bedroom One

16'8" x 12'1" (5.1 x 3.7)
Two uPVC windows to front, radiator.

Bedroom Two

10'2" x 10'5" approx. (3.1 x 3.2 approx.)
UPVC window to side, radiator.

Bedroom Three

7'2" x 12'5" approx. (2.2 x 3.8 approx.)
UPVC window to rear, radiator, wall mounted, BAXI combination boiler.

Bathroom

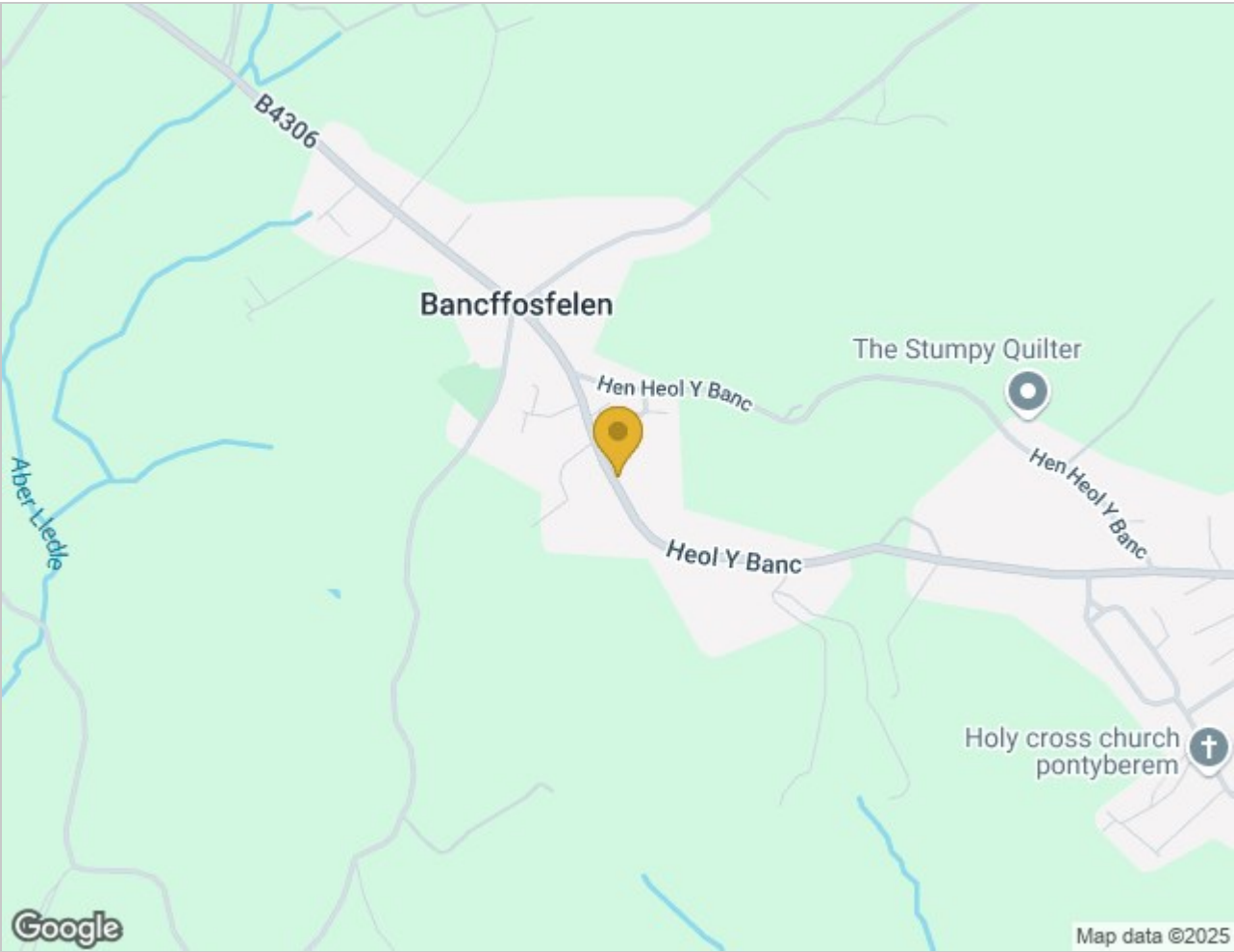
8'10" x 4'11" (2.7 x 1.5)
UPVC window to rear, pedestal sink, wc, bath, radiator, tiled splash-back.

External

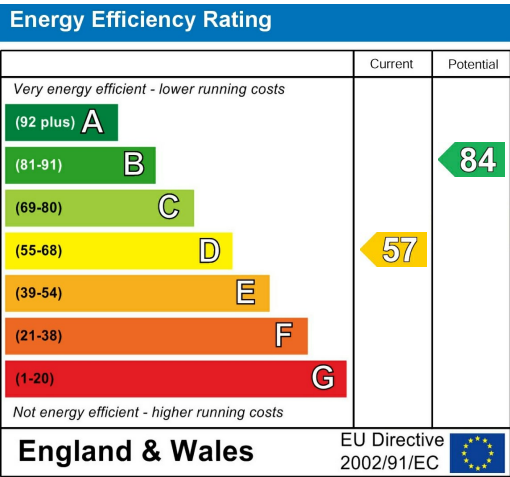
To the front of the property there is off road parking, with side access to the rear garden comprising of stone built storage shed (6.1x3.1), leading to an enclosed rear lawned garden.



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



- Freehold
- Semi Detached
- Three Bedrooms
- EPC - D
- Approx m2 - 87
- Mains , Gas, Water, Electricity & Drainage.
- Council Tax Band - C (Oct 24)
- In Need Of Referbishment Works
- No Chain
- Viewing Essential



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 firms 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 fitments 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.

