

# Terry Thomas & Co

## ESTATE AGENTS



## 9 High Street

### Bancyfelin, Carmarthen, SA33 5ND

Nestled in the heart of the quaint village of Bancyfelin, Carmarthen, this lovely house on High Street is a true gem waiting to be discovered. Boasting a prime location within walking distance of the local school, Post Office/Shop, and a popular public house, this property offers both convenience and charm.

Step inside to find not just one, but three reception rooms, providing ample space for entertaining guests or simply unwinding after a long day.

With three bedrooms, there's plenty of room for the whole family to relax and make lasting memories. The double fronted mid-terrace design not only exudes character but also offers the added bonus of enclosed side pedestrian access leading to a delightful rear garden, perfect for enjoying a cup of tea on a sunny afternoon.

Don't let this opportunity slip away - book a viewing today and let this charming property in Bancyfelin steal your heart with its warmth and character. Embrace village life at its finest and make this house your home sweet home.

## Offers in the region of £198,500



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### Entrance hall

17'2" x 5'9" (5.24m x 1.77m)

Nice wide entrance hall with single panel radiator thermostatically controlled. Open staircase to first floor, open under stairs area. Door leading off to sitting room and lounge with uPVC double glazed window to rear.

### Lounge

3.91 x 4.38 (0.91m.27.74m x 1.22m.11.58m)

uPVC double glazed window to fore. Single panel radiator thermostatically controlled. Fireplace with tiled surround and hearth and open fire inset.

### Dining Room

9'9" x 11'0" (2.98m x 3.36m )

uPVC double glazed window to side. Wood effect flooring door through to kitchen.

### Kitchen

11'8" x 8'8" (3.56m x 2.66m)

A range of eye and base level units with beech effect door and drawer fronts. Matt finish granite effect over the base units. Which incorporate a 1 1/2 bowl composite sink with chrome mixer tap fitment. Plumbing for washing machine, electric cooker point with stainless steel extractor fan over. uPVC double glazed window to rear, uPVC double glazed door leading to a rear courtyard and garden in turn. Double panel radiator thermostatically controlled floor to ceiling tiled walls with pattern inserts and terrazzo tiled floor.

### Sitting room

16'10" x 7'10" (5.14m x 2.41m)

uPVC double glazed rear French doors leading out to rear courtyard/patio and garden to turn. Single panel radiator thermostatically controlled and uPVC double glazed window to fore.

### First floor landing area

uPVC double glazed window to rear. Off this landing is the airing cupboard pre lagged aluminium hot water cylinder fitted shelves. With immersion.

### Mezzanine Level Front Bedroom 1

12'10" x 11'0" (3.92m x 3.37m)

Good sized double bedroom built in double and single wardrobe 2 uPVC double glazed windows to fore and double panel radiator with grills thermostatically controlled.

### Rear bedroom 2

9'8" x 11'0" max into wardrobe space (2.97m x 3.37m max into wardrobe space)

Built in wardrobe units comprising of 2 double wardrobes. Double panel radiator with grills thermostatically controlled. uPVC double glazed window to rear, small access to loft space over.

### First floor front bedroom 3

14'3" x 9'7" (4.36m x 2.94m)

Single panel radiator thermostatically controlled. uPVC double glazed window to fore built in wardrobe and access to loft space.

### Bathroom

7'7" x 6'10" (2.33m x 2.10m)

White 3-piece suite comprising of pedestal wash hand basin. Panel bath with red ring power shower fitment over. Low-level WC, extractor fan, chrome wall mounted ladder towel radiator. Floor to ceiling tiled walls, uPVC double glazed window to rear.

### Externally

To the rear enclosed courtyard with paved patio area,

raised shrubbery borders. Masonry built outside WC with pedestal wash hand basin.

Masonry built store shed/workshop 3.89m x 2.70m power and lighting and also houses the oil-fired boiler which services central heating and heats the domestic hot water. Part glazed pedestrian entrance door and single glazed casement window and quarried tiled floor. Adjoining the store shed/ workshop is the former coal shed open stores.

To the rear of the store shed/ workshop the bunded oil tank stands. A pathway leads to a garden area approx. 60ft x 30ft with a corrugated store at the rear.

Property has the benefit of an integral side passageway with uPVC glazed doors to fore and rear which leads from the front of the property through to the back garden.





## Floor Plan



**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** C

**Services:** Mains electricity, water and drainage and oil central heating.  
**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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.

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