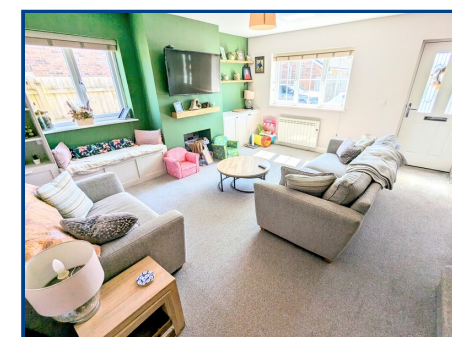
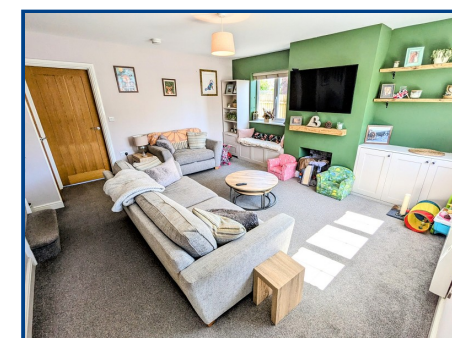
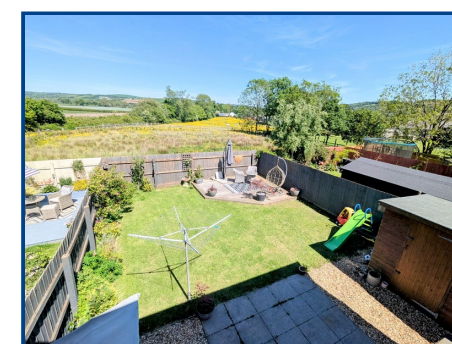


**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**16 Maes Y Llewod
Bancyfelin
Carmarthen
SA33 5EQ**

Offers In Region Of **£235,000**



- Modern Semi Detached 3/4 Bed Family Home
- Popular Village Spot With Easy Access To A40 Carriageway
- Excellent Condition & High Insulation Values
- Electric Heating Complimented By Solar PV's
- Quiet Modern Cul De Sac & Lovely Views To Rear
- Living Room, WC, Kitchen/Diner, 3/4 Beds, Bathroom
- Enclosed Landscaped Rear Garden For Relaxation
- Car Parking Driveway To Side
- Easy Commuting Distance To Carmarthen & Pems
- Viewing Advised & Don't Miss Out!

General Description

A modern semi detached 3/4 bedroom house conveniently located within the village of Bancyfelin having easy access to both the A40 carriageway, and a range of shops, schools, and other local amenities, from trendy shopping destinations such as Narberth to larger market towns such as Carmarthen. Affords well presented family size accommodation with landscaped enclosed rear garden to relax and enjoy, car parking driveway.

EPC Rating: B82

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Maes Y Llewod, Bancyfelin, Carmarthen.

Property Description

A well presented modern semi detached 3/4 bedroom family home located in the popular semi rural village of Bancyfelin with junior school,shop and public house/restaurant. The property is situated on a modern residential cul de sac estate of different style properties, finished to a good standard throughout with high value insulation complimented by solar PV panels. There are lovely rural views to be enjoyed to the rear with easy access to the A40 dual carriageway.

The property offers well maintained family sized accommodation with good sized light and airy living room with separate WC off, leading through to open plan kitchen/dining room having French doors leading out to garden/patio. First floor currently provides 3 bedrooms including large bedroom at rear divided into 2 rooms with potential of having a fourth bedroom if required. Outside provides car parking drive to side with level enclosed rear garden being nicely landscaped ideal for relaxation, and being safe for children and dogs.

The larger town of Carmarthen is only some 6.5 miles away offering a good range of amenities and facilities including modern cinema and shopping centre, schooling, leisure centre, cafes and restaurants, rail station and M4 connection. The lovely beaches on the Pembrokeshire coastline are within easy travelling distance with sandy beaches and lovely coves.

Separate WC (8' 07" x 3' 01") or (2.62m x 0.94m)

Modern suite comprising WC and wash basin, tiled flooring, half tiled walls, heated towel rail.

Kitchen/Diner (17' 10" x 10' 08") or (5.44m x 3.25m)

Modern fitted range of base and wall cupboards with sink unit, built in electric oven with ceramic electric hob and hood over, plumbing for washing machine and dishwasher, French doors to rear garden, laminate flooring, partly tiled walls, built in fridge/ freezer, fitted work top with cupboards, radiator.

First Floor Landing

Access to loft space, built in cupboard, doors to:

Bedroom 1 (11' 01" x 9' 11") or (3.38m x 3.02m)

Window to front, radiator.

Bedroom 2 (11' 02" x 7' 09") or (3.40m x 2.36m)

Window to front, radiator.

Bathroom (7' 03" x 6' 03") or (2.21m x 1.91m)

Modern suite comprising bath with shower over and screen, WC, wash basin, tiled flooring, tiled walling, heated towel rail.

Bedroom 3 (17' 11" x 10' 08" Max) or (5.46m x 3.25m Max)

Currently divided into two bedrooms with great potential to provide an independent fourth bedroom if required by simply forming a door out to the landing area, 2 radiators, lovely views to rear.

Maes Y Llewod, Bancyfelin, Carmarthen.

Outside

Small garden area to front with car parking driveway to side. Garden gate leads to rear garden being nicely landscaped and enclosed ideal to relax and enjoy, and being safe for children and dogs. Patio/decking area at rear with well stocked flower borders, decorative stoned area, useful garden shed all enclosed within timber fencing.

Planning Permission

We have been informed by the owners that there is planning granted for residential development to the rear of the property. We would advise that you contact the local planning authority for further information.

Please Note

The property is located within close proximity to a railway line.

Living Room (16' 02" x 14' 06") or (4.93m x 4.42m)

Most spacious light and airy room with feature fireplace and mantle over, fitted alcove cupboard, radiator, double aspect windows, door to:

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Superfast Broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, mains drainage, electric heating and solar PV.

Tenure

Freehold

Council Tax

D

Directions

From Carmarthen take the main A40 dual carriageway West towards St Clears and proceed along for approx. 4 miles until arriving at cross over signposted Meidrim. Proceed over the carriageway and around to the left and continue along another 2 miles until arriving at Bancyfelin. Take a right turning just before the Fox and Hounds public house that leads up to the property that can be found further up on the right.

