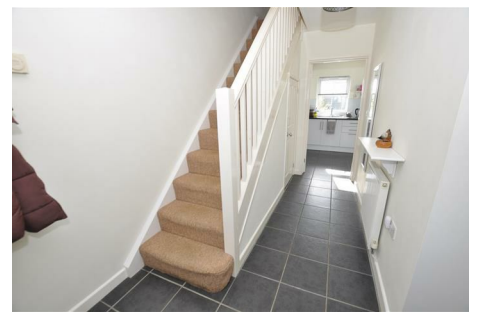


# Terry Thomas & Co

ESTATE AGENTS



## 8 Cae Ffynnon Bancyfelin, SA33 5DQ

Located in the popular village of Bancyfelin a 5 mile drive from Carmarthen, this well-presented terraced home at Cae Ffynnon offers comfortable and practical accommodation within a friendly community setting. The property provides spacious and well-balanced living space, including a reception room and a kitchen/dining room which opens out onto the rear garden, creating a pleasant space for both everyday living and entertaining. The simple and practical layout makes the home particularly well suited to family life. Upstairs, the property offers three bedrooms together with a family bathroom, providing flexible and convenient accommodation for modern living.

Bancyfelin is known for its welcoming community atmosphere boasting a Primary School and friendly local pub/Restaurant with attractive rural surroundings, while still being conveniently located for access to the wider amenities, shops and services available in Carmarthen.

**Offers in the region of £189,500**

# 8 Cae Ffynnon

## Bancyfelin, SA33 5DQ



### Entrance

Mid terrace three bedroom bedroom house standing within a popular village location of Bancyfelin. Within close proximity to the primary school and Fox and hounds public house and Restaurant. The property has brick paved allocated parking area. Concreted pathway leads up to the uPVC entrance door which in turn leads into the Hallway.

### Entrance Hall

Spacious hallway with staircase to the first floor, understairs storage cupboard, panel radiator with grills thermostatically controlled. Slate-effect ceramic tiled flooring.

### Cloakroom / WC

Wall-mounted wash hand basin, close-coupled WC, panel radiator with grills thermostatically controlled, uPVC double glazed window to side, slate-effect ceramic tiled floor.

### Lounge

4.06m x 3.24m  
uPVC double glazed window to the fore and panel radiator with grills thermostatically controlled.

### Kitchen / Dining Room

17'1" x 8'8" (5.22m x 2.65m )  
Fitted with a range of modern base and eye level units with white door and drawer fronts and granite-effect work surfaces incorporating a one and a half bowl stainless steel sink. 4-ring ceramic hob with extractor over, oven and grill, plumbing for washing machine, space for fridge and fridge freezer. Wall-mounted oil-fired combination boiler serving the central heating system and domestic hot water. uPVC double glazed window overlooking the rear and uPVC double glazed double doors leading out to the rear garden. Slate-effect ceramic tiled flooring and panelled radiator.

### First Floor Landing

Part galleried landing with access to loft space and built-in airing cupboard with fitted shelving.

### Bedroom One

10'8" x 10'4" (3.26m x 3.15m )  
uPVC double glazed window to the rear and panelled radiator, thermostatically controlled.

### Bedroom Two

11'5" x 10'4" (narrowing to 8'9") (3.48m x 3.15m (narrowing to 2.67m) )  
uPVC double glazed window to the front and panelled radiator, thermostatically controlled

### Bedroom Three

8'0" x 6'4" (maximum) (2.44m x 1.94m (maximum) )  
uPVC double glazed window to the front, panelled radiator, thermostatically controlled and recessed wardrobe space.

### Family Bathroom

6'4" x 5'9" (1.95m x 1.77m )  
Three-piece suite comprising close-coupled WC, pedestal wash hand basin and panelled bath with Redring electric shower over. uPVC double glazed window to the rear, extractor fan, panelled radiator and slate-effect ceramic tiled flooring.

### Outside

To the rear there is a paved patio area leading to a decorative landscaped garden with a variety of shrubs and planting borders, intersected by a stepped pathway. The property also benefits from pedestrian rear access and a timber garden shed.

