



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Hillcrest
Penybanc
Llandeilo
Carmarthenshire SA19 7SU**

Price **£359,950**



- Detached 3 Bedroom Bungalow
- Double Garage and ample parking
- Double Glazing & Oil Central Heating
- Panoramic Views
- Low maintenance grounds
- Semi Rural Location
- Penybanc Village outskirts Llandeilo town

EPC Rating: D59

General Description

A Spacious 3 Double Bedroom Detached Bungalow with Double Garage and Stunning Countryside Views. Situated in the sought-after village of Penybanc on the outskirts of the charming market town of Llandeilo. Hillcrest is an impressive detached bungalow offering generous living accommodation, a double garage and breathtaking panoramic views across rolling countryside.

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 12 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.

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Penybanc, Llandeilo, Carmarthenshire.

Property Description

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This well-presented home combines comfort, space, and a peaceful semi-rural setting, making it ideal for families, down-sizers, or those seeking a tranquil lifestyle with convenient access to local amenities.

Accommodation

The property is entered via a welcoming and spacious hallway which provides access to all principal rooms. The living room is bright and generously proportioned, offering an ideal space for both relaxation and entertaining, with large windows that take full advantage of the stunning countryside views. The kitchen area is well-appointed with a range of fitted units, ample worktop space and a separate dining room for family dining, making it both practical and sociable. There are three well-sized double bedrooms, each offering comfortable accommodation with flexibility for family living, guests, or home office use. The property is served by a family bathroom fitted with a suite comprising a bath, shower enclosure, wash hand basin, and WC.

Externally

The property is approached via a driveway providing ample off-road parking and access to a spacious double garage, ideal for vehicle storage, a workshop, or additional utility space. The surrounding grounds are designed for ease of maintenance while still offering attractive outdoor areas, including a paved patio that is perfect for outdoor dining and entertaining. A particular highlight of the property is its enviable position, enjoying uninterrupted panoramic views across the rolling countryside of Carmarthenshire, creating a peaceful and picturesque setting to be enjoyed throughout the year.

Penybanc is a popular residential area just a short distance from Llandeilo, a town renowned for its boutique shops, eateries, and excellent local amenities. The area also provides convenient access

to larger towns such as Carmarthen, along with good transport links.

Entrance Porch

Double glazed doors and windows. Glazed inner door and side screen to:

Entrance Hall

Coved ceiling. Large airing cupboard with radiator and slatted shelving. Glazed doors to:

Lounge (25' 2" x 14' 11") or (7.67m x 4.54m)

A large and bright room with coved ceiling. Two light positions and four audio speakers. Three sets of sliding patio doors.

Dining Room (14' 9" x 14' 8") or (4.50m x 4.47m)

With coved ceiling and sliding patio doors to the front.

Kitchen (14' 9" x 11' 5") or (4.50m x 3.47m)

Range of floor and eye level cupboards with granite worktops. 4 ring induction hob with electric oven under. Ceramic sink with mixer tap. Part tiled walls. Plumbing for dishwasher. Double glazed window and Radiator.

Utility / W.C (10' 11" x 9' 1") or (3.33m x 2.78m)

With double glazed window, tiled floor and part tiled walls. Base units, stainless steel sink and drainer, appliance space and inner door to WC.

Bedroom 1 (14' 2" x 12' 10") or (4.32m x 3.90m)

With rear patio doors, radiator and cabinet.

Bedroom 2 (14' 3" x 12' 10") or (4.34m x 3.90m)

With fitted wardrobes to side and over bed, wash hand basin and cabinet. Radiator.

Bedroom 3 (14' 10" x 9' 8") or (4.53m x 2.94m)

With side patio doors, fitted wardrobes and radiator.

Bathroom (11' 7" x 10' 9") or (3.53m x 3.28m)

With fully tiled walls and floor, Jacuzzi bath, wash hand basin with vanity unit. Low level WC, shower enclosure, radiator, double glazed window and wall light.

Double Garage

With access to loft space, two rear windows, two powered roller doors and oil central heating boiler.

Penybanc, Llandeilo, Carmarthenshire.

EXTERNALLY

The property is approached via an entrance driveway which leads around to a parking area and the double garage.

Low maintenance garden area with stunning views over the surrounding farmland.

Store shed 3.25 x 2.66 with concrete floor and shelving.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The mobile phone signal is good in this area. Ultrafast broadband is available.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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Directions

From Llandeilo take the A40 to Carmarthen. Turn right for Penybanc village and turn left into the village. Proceed up the hill to the right and the property will be found on the left hand side.

