





No 12 Maes y Llewod, Bancyfelin, Carmarthen, SA33 5EQ

Offers In The Region Of £365,000

- EXTENDED MODERN DETACHED HOUSE.
- 3 BEDROOMS. 3 BATHROOMS/WC's.
- CLOSE TO BANCYFELIN PRIMARY SCHOOL, POST OFFICE/SHOP AND PUBLIC HOUSE.
- 3.5 MILES ST CLEARS TOWN CENTRE. 6 MILES CARMARTHEN TOWN CENTRE.
- ATTRACTIVE BRICK ELEVATIONS.
- 3 LIVING ROOMS. ELECTRIC HEATING.
- WALKING DISTANCE 'WERNDALE PRIVATE HOSPITAL'.
- FIRST TIME ON THE OPEN MARKET.
- VERY WELL PRESENTED LIGHT AND AIRY ACCOMMODATION.
- PV PANELS. PVCu DOUBLE GLAZED WINDOWS.
- 0.6 MILE A40 DUAL CARRIAGEWAY. 2 MILES DERLLYS COURT GOLF CLUB.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**

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An attractive most conveniently situated, very well presented modern (2020) 3 BEDROOMED/3 RECEPTION ROOMED DETACHED HOUSE having 3 BATHROOMS/WC's with attractive rustic brick elevations built to a timber framed design but extended in 2025 at the rear with a single storey traditional cavity built extension situated bordering the countryside at rear on a small modern cul-de-sac of varying types and designs close to Bancyfelin Primary School and within a relatively short level walking distance of the local shop/Post office, Public House and Werndale Private Hospital at the village community of Bancyfelin which in turn is located just off (half mile) of the A40 Carmarthen to St Clears dual carriageway, within 2 miles of Derllys Court Golf Club, is within 3.5 miles of the town of St Clears and the property is located some 6 miles west of the readily available facilities and services at the centre and market town of Carmarthen. The Market town of Whitland being some 8.5 miles distant and the extensive sandy beach at Pendine is approximately 12 miles away.

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Council Tax Band: E





CANOPIED ENTRANCE PORCH
with coloured PVCu entrance door with opaque double glazed lights to

RECEPTION HALL
10'7" x 6'10"
overall with boarded effect LVT flooring (2025). Staircase to first floor. Wall mounted electric convector heater. 2 Power points.

SHOWER ROOM
with ceramic tiled floor. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Extractor fan. 2 Piece suite in white comprising pedestal wash hand basin and WC. Part tiled shower enclosure with plumbed in dual head shower over and sliding shower doors. Half tiled walls.

LOUNGE
14'1" x 11'9"
with PVCu double glazed window to fore. Feature fireplace incorporating a coal effect LP Gas fire. Wall mounted electric convector heater. 8 power points. TV and telephone points. Mains smoke detector. Coved ceiling. Glazed double doors to

DINING ROOM
11'10" x 9'5"
with coved ceiling. Boarded effect LVT flooring (2025). Wall mounted electric convector heater. 8 power points. TV point. Door to the Kitchen. 4'9 wide opening to

SUN LOUNGE
11'6" x 10'7"
with TV point. Boarded effect LVT flooring (2025). PVCu double glazed picture window overlooking the rear garden with a view. 10 power points. Underfloor heating thermostatically controlled. PVCu double glazed double French doors to and overlooking the paved sun terrace. Recessed downlighting to vaulted ceiling.

FITTED KITCHEN
12'8" x 8'10"
overall 'L' shaped with boarded effect LVT flooring (2025). PVCu double glazed window overlooking the rear garden with a view. Part tiled walls. Wall mounted electric convector heater. 2 USB charger ports. Recessed downlighting. 8 Power points plus fused points. UNDERSTAIRS STORAGE CUPBOARD off. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl composite sink unit, ceramic induction hob, electric oven, integrated dishwasher, fridge, freezer and canopied cooker hood. Door to the Reception Hall.

UTILITY ROOM
5'6" x 5'0"
with boarded effect LVT flooring (2025). Range of fitted base and eye level kitchen units incorporating a sink unit. Part tiled walls. Plumbing for washing machine. 2 power points plus fused points. Door to the integral garage.

FIRST FLOOR -
7'10" ceiling heights

SPACIOUS LANDING
15'10" x 6'9"
overall with PVCu double glazed window with a view. Mains smoke detector. Access to loft space.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with pressurised hot water cylinder. Slatted shelving.

MASTER BEDROOM 1
13'2" x 9'2"
with wall mounted electric convector heater. PVCu double glazed window to rear with a view. 8 Power points. TV and telephone points. Door to the En-suite.

WALK-IN WARDROBE OFF
6'4" x 3'3"
with PVCu double glazed window. Fitted slatted shelving and hanging rails.

EN-SUITE SHOWER ROOM
6'3" x 5'7"
with ceramic tiled floor. PVCu opaque double glazed window. Extractor fan. Half tiled walls. Electric chrome towel warmer ladder radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Part tiled shower enclosure with plumbed in shower over and sliding shower doors.

REAR BEDROOM 2
8'3" x 8'1"
with wall mounted electric convector heater. PVCu double glazed window with a view. 6 Power points. TV point.

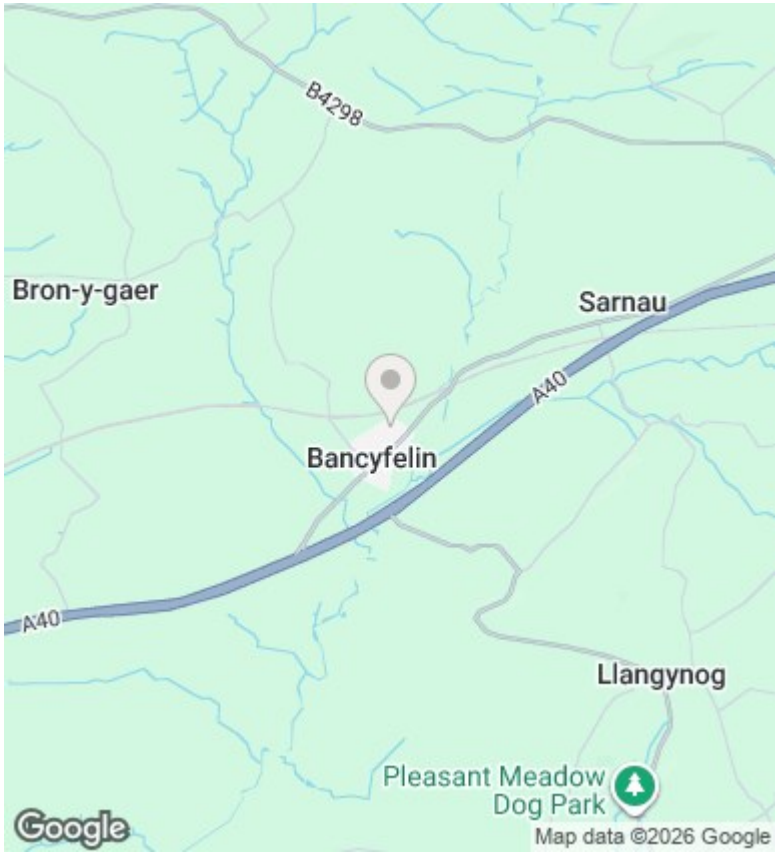
FAMILY BATHROOM
8'2" x 6'5"
overall 'L' shaped with ceramic tiled floor. Extractor fan. Electric chrome towel warmer ladder radiator. Fully tiled walls. 3 piece suite in white comprising pedestal wash hand basin, WC and panelled bath with a shower attachment and shower screen.

FRONT BEDROOM 3
11'9" x 8'6"
overall plus built-in wardrobe off over the stairwell. Wall mounted electric convector heater. PVCu double glazed window with a view. 6 Power points. TV point.

EXTERNALLY
Tarmacadamed entrance drive providing private car parking for upto 4 vehicles. Post and rail fenced front lawned garden. There are gated pathways to either side. There is to the rear a secure landscaped garden that incorporates a paved sun terrace and lawned garden beyond with raised herbaceous border and rose arch. The rear garden abuts agricultural land. GARDEN STORE SHED. OUTSIDE LIGHT, WATER TAP AND POWER POINTS.

INTEGRAL GARAGE
19'7" x 9'9"
with access to loft space. Up and over garage door. Wall mounted electric convector heater. PVCu double glazed window. PVCu opaque double glazed door to rear. 4 Power points.





Directions

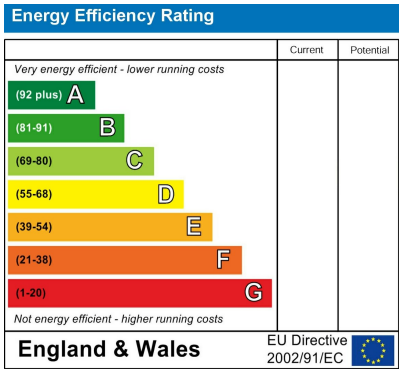
Upon entering Bancyfelin from either the St Clears or Carmarthen directions travel into the centre of the village and turn by Bancyfelin Primary School into 'Maes y Llewod'. Travel past the 'Fox and Hounds' car park entrance and turning for 'Cae Ffynnon' and turn next left and the property is the second on the right hand side.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

E



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