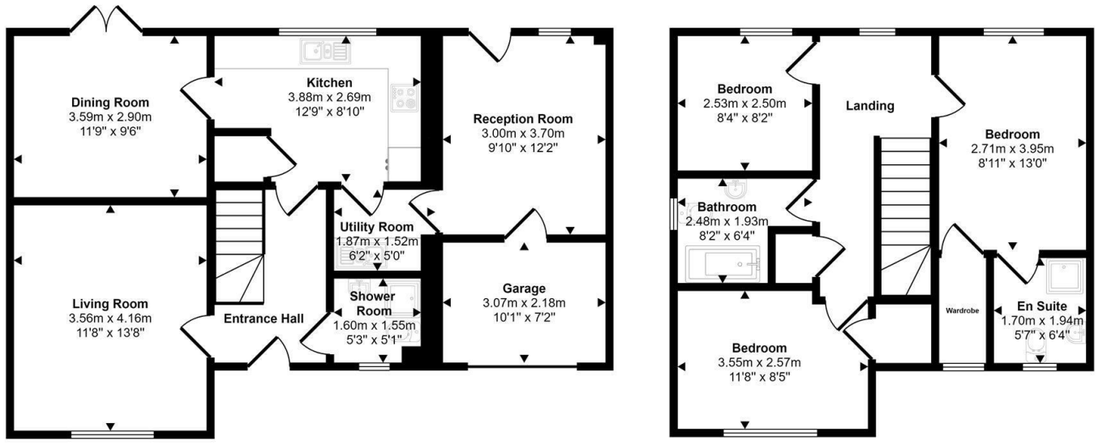
Approx Gross Internal Area
121 sq m / 1302 sq ft



Ground Floor
Approx 71 sq m / 759 sq ft

First Floor
Approx 50 sq m / 543 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: STRICTLY BY APPOINTMENT ONLY via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
IRK/REM/05/24OK REM

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

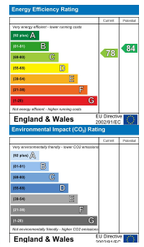
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



9 Maes Y Llewod, Bancyfelin, Carmarthen, SA33 5EQ

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- VILLAGE LOCATION
- HEATING - ELECTRIC
- THREE DOUBLE BEDROOMS
- FRONT AND REAR GARDEN
- GARAGE
- GOOD TRANSPORT LINKS
- EPC RATING - C



£350,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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The Agent that goes the Extra Mile





















Welcome to this beautifully presented detached house located in the sought-after location of Bancyfelin between Carmarthen town and St Clears. This property would make a great family home and viewing is highly recommended to appreciate all it has to offer.

The property briefly comprises; an entrance hall, downstairs shower room, living room, dining room, kitchen with utility room and a further reception room which the current vendors renovated the integral garage to utilise as a home office along with maintaining part of the garage for storage. Upstairs the property offers family bathroom and three double bedrooms with master benefiting from en-suite and walk in wardrobe.

Externally to the front the property offers off road parking for multiple vehicles along with lawned area. The rear garden is made up with patio and gravel area, along with raised lawned area, allowing you to sit back and relax whilst the children and dog play. The rear garden provides a lovely outdoor space where you can unwind and enjoy the fresh air.

The County town of Carmarthen lays claim to being the oldest town in Wales. One of towns most famous early residents was Merlin the Magician. The Welsh name for the town, "Caerfyrddin", means Merlin's Fort and many believe the town was named after King Arthurs wizard.
Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, Carmarthen has been a market town since Roman times and the indoor market sells everything from arts and crafts to local food and drink. On Wednesdays and Saturdays, the outdoor market also comes to town. Beyond the market, Carmarthen is full of interesting independent shops as well as St Catherines Shopping Centre which also include restaurants and Vue Cinema.
The town is the location of the headquarters of Dyfed Powys Police, The University of Wales, Trinity Saint David and Glangwilli General Hospital.
The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 2nd exit onto A40, Turn right onto B4298, Continue straight, Continue onto Pretoria Buildings, Continue onto Cwrt Melin, Turn right after the primary school. Turn left, The property will be on your right. What3Words Reference; ///tasks.rainy.nosedive

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.