







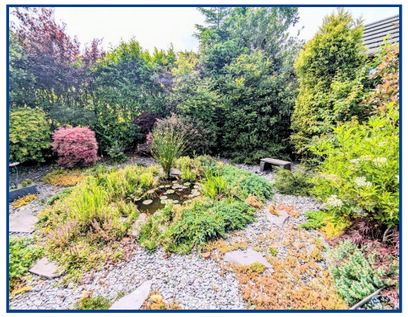
















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Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Bancffosfelen
Llanelli
Carmarthenshire

Offers In Region Of **£329,500**











- Modern Well Presented Detached 3 Bed Bungalow
- Popular Village Location Within Gwendraeth Valley
- Convenient Spot on Quiet Cul De Sac Estate
- Ideally Suited For Family Or Retirement Purposes
- Hall, Kitchen/Diner, Living Room, Sun Lounge, Utility
- 3 Bedrooms (One En Suite) & Family Shower Room
- Level Easily Manageable Plot & Garage And Parking
- Colourful Private Sunny Garden To Relax & Enjoy
- ** NO ONWARD CHAIN & VIEWING ADVISED **
- Only 15 Minutes Drive To Cross Hands/M4 Connection

General Description

EPC Rating: D

**NO ONWARD CHAIN ** - A nicely presented detached modern 3 bedroom (en suite) bungalow pleasantly and conveniently located on a quiet cul de sac estate within the village of Bancffosfelen in the lovely Gwendraeth valley. The property offers luxury well appointed accommodation with large kitchen/diner and Sun room, with air source under floor heating. Outside there are mature gardens and patio areas to relax and enjoy, with car parking drive leading to garage.

Bancffosfelen, Llanelli, Carmarthenshire.

Property Description

** NO ONWARD CHAIN - VIEWING RECOMMENDED ** - A well presented modern detached 3 bedroom bungalow pleasantly located on a quiet cul de sac estate of similar style properties. The property benefits from a convenient spot within the popular village of Bancffosfelen in the lovely Gwendraeth valley being easily accessible to both Carmarthen and the M4 connection at Cross Hands.

The property would be ideally suited for a family or retirement purposes, being well presented throughout offering luxury accommodation benefiting from air source under floor heating and double glazed windows. Provides entrance hallway, spacious living room, open plan kitchen/diner leading through to sun lounge to relax and enjoy, utility room, inner hallway leading to 3 bedrooms one with en suite facility. Outside there is an easily manageable level plot with car parking driveway leading to detached garage, nice colourful sunny garden to rear with patio areas to sit out and relax.

The village of Bancffosfelen provides regular bus route, junior school with the village of Pontyberem only 0.5 mile away with school, convenient stores, playing fields, social clubs. The towns of Cross Hands and Carmarthen are approx. 6 and 8 miles away offering a good range of amenities and facilities as well as the M4 connection giving easy access to both Swansea and Cardiff.

Entrance Hall

Double glazed front entrance door, door to:

Living Room (23' 01" x 11' 05") or (7.04m x 3.48m)

Most spacious room with ornate marble fireplace and surround with coal effect fire, window to front.

Inner Hallway

Built in cupboard with shelving, access to loft space, doors to:

Kitchen/Dining Room (16' 08" x 11' 02") or (5.08m x 3.40m)

Modern fitted range of base and wall cupboards with sink unit, built in dish washer and eye level electric oven, ceramic electric hob with hood over, tiled floor, access through to:

Sun Lounge (11' 01" x 8' 11") or (3.38m x 2.72m)

Lovely room to relax with French doors to rear garden, tiled floor.

Utility Room (8' 08" x 4' 10") or (2.64m x 1.47m)

Fitted wall cupboard and work top, built in double store cupboard, plumbing for washing machine.

Bedroom 1 (11' 10" Max x 11' 03") or (3.61m Max x 3.43m)

Range of fitted mirror fronted wardrobes, window to front, door to:

Bancffosfelen, Llanelli, Carmarthenshire.

En-Suite Shower Room (5' 07" x 5' 07") or (1.70m x 1.70m)

Modern suite comprising Quadrant fully tiled shower cubicle, WC, Vanity unit with wash basin, tiled flooring and walls, spot lighting.

Bedroom 2 (11' 10" x 10' 01"Max Max) or (3.61m x 3.07m Max)

Range of mirror fronted wardrobes, window to front.

Bedroom 3 (11' 07" x 9' 07") or (3.53m x 2.92m)

Window to rear.

Shower Room (11' 02" x 6' 03"Max Max) or (3.40m x 1.91m Max)

Modern suite comprising fully tiled shower cubicle, WC, Vanity unit with wash basin, built in cupboard, tiled flooring and walls.

Outside

The property benefits from a level easily manageable plot with car parking driveway to side leading to detached garage at rear - 19'8 x 10'6 with fitted work bench, power and light connected, plumbing for drier. Mature gardens with decorative stoned area to front with shrubbery, pathway to side leading to rear enclosed colourful sunny garden area with an array of shrubbery, bushes, flower beds and ornamental fishpond with seating area to relax and enjoy. Mature hedging at rear creating privacy with green house.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage, underfloor air source heating.

Tenure

Freehold

Council Tax

E

Directions

From Carmarthen take the main A484 Llanelli road and continue out passing Morrisons on your left and proceed straight on for Cwmffrwd. Continue on the A484 for another 1.5 miles until arriving at Cwmffrwd, and proceed up through the village passing the MG motor garage onyour left. On leaving the village take a left turning at the top at bend signposted Pontyberem/B4309, continue on for another 0.3 mile and take the next left turning onto the B4306. Continue along for approx 4 miles passing through the village of Llangyndeyrn until arriving at the small hamlet of Crwbin. Proceed on through up to the top going over the common land and cattle grid until arriving in Bancffosfelen. The entrance leading into the cul de sac estate can be seen further on the right.



