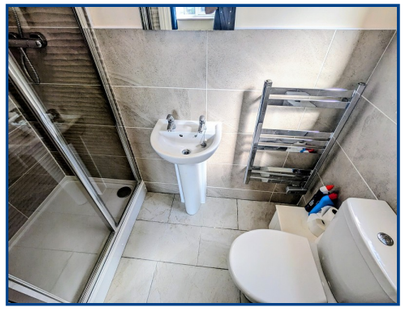
















Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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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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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

**Chartered Surveyor, Valuers, Estate Agents & Auctioneers**

12 Offices Across South Wales

# Maes Y Llewod
# Bancyfelin
# Carmarthen

Offers In Region Of **£338,000**











- Modern Well Presented Detached 3 Bed Bungalow
- Popular Convenient Spot On Quiet Cul De Sac Estate
- Easy Access To A40 Carriageway & Pembs Coastline
- ** NO ONWARD CHAIN & SOLAR PANELS **
- Lovely Open Rural Views To Rear
- Hall, Living Room, Kitchen/Diner, Sun Room, Utility
- 3 Double Bedrooms & En Suite, Bathroom
- Easily Manageable Plot & Driveway And Garage
- Only 5 Miles From Carmarthen Town
- Easy Travelling Distance to Coastline & Lovely Beaches

## General Description

**EPC Rating: C**

**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 Bancyfelin having easy access onto the A40 carriageway. The property offers luxury well appointed family sized accommodation with large kitchen/diner and Sun room. Outside there are mature level gardens and patio areas to relax and enjoy, with car parking drive leading to garage.

# Maes Y Llewod, Bancyfelin, Carmarthen.

## 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 with lovely rural views to rear. The property benefits from a convenient spot within the popular village of Bancyfelin being easily accessible to both Carmarthen and the Pembrokeshire coastline with it's beautiful sandy beaches.

The property would be ideally suited for a family or retirement purposes, being well presented throughout offering luxury accommodation benefiting from electric 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 are easily manageable level gardens with car parking driveway leading to detached garage, nice colourful sunny garden to rear with patio areas to sit out and relax with lovely views to rear across open countryside.

The village of Bancyfelin provides regular bus route, junior school, village stores with the A40 dual carriageway only 0.5 mile away giving easy access to Carmarthen and the beautiful Pembrokeshire coastline. The town of Carmarthen is approx. 5 miles away offering a wide range of amenities and facilities including schooling, modern shopping centre and cinema, rail station and the M4 connection.

## Entrance Hall (14' 08" x 6' 09") or (4.47m x 2.06m)

Covered entrance porch with double glazed front entrance door, built in cloaks cupboard, radiator, doors to:

## Living Room (15' 11" x 14' 09" ) or (4.85m x 4.50m)

Most spacious room with double aspect windows, radiator.

## Kitchen/Diner (14' 09" x 14' 06" ) or (4.50m x 4.42m)

Modern range of fitted base and wall cupboards with sink unit, built in electric oven with hob and fitted hood over, tiled surrounds, built in fridge and freezer and dish washer, laminate flooring, radiator, access through to:

## Sun Room (11' 03" x 9' 05" ) or (3.43m x 2.87m)

Lovely room to relax and enjoy with French doors to rear patio, lovely views to rear across open countryside, radiator.

## Utility Room (7' 02" x 6' 06" ) or (2.18m x 1.98m)

Range of fitted base and wall cupboards with sink unit, plumbing for washing machine/dryer, tiled surrounds, double glazed rear exterior door, laminate flooring.

## Inner Hallway

Doors to:

## Bedroom 1 (14' 07" Max x 10' 05") or (4.45m Max x 3.18m)

Window to front, radiator, door to:

# Maes Y Llewod, Bancyfelin, Carmarthen.

## En-Suite Shower Room (7' 05" x 3' 07" ) or (2.26m x 1.09m)

Modern suite comprising tiled shower cubicle, WC, wash basin, tiled floor and walls, heated towel rail.

## Bedroom 2 (14' 01" Max x 10' 08") or (4.29m Max x 3.25m)

Window to rear with lovely views, radiator.

## Bedroom 3 (9' 10" x 9' 07" ) or (3.00m x 2.92m)

Window to rear, radiator, lovely views.

## Bathroom (10' 05" x 8' 09"Max Max) or (3.18m x 2.67m Max)

Modern luxury suite comprising bath, fully tiled shower cubicle, wash basin and WC, fully tiled walls and floor, heated towel rail.

## Outside

The property benefits from a level easily manageable plot with driveway to side providing ample parking, and leading to garage -19'7 x 12'3 with up and over door, power and light connected, side courtesy door. Lawn garden to front and rear with shrubbery and paved patio to relax and enjoy the lovely views to rear across open countryside

## Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the vicinity, please contact your network provider for further information.

## Services

Mains electricity, mains water, mains drainage, electric heating, solar panels.

## Tenure

Freehold

## Council Tax

E

## Directions

From Carmarthen take the main A40 dual carriageway West towrards St Clears and proceed along for approx. 4 miles until arriving at cross over signposted Meidrim. Proceed over the carriageway and around to the left and continue along another 2 miles until arriving at Bancyfelin. Take a right turning just before the Fox and Hounds public house that leads up to the estate and take a left turning and the property is located on the right.



