



Heol Y Banc

Bancffosfelen, Llanelli SA15 5DL

- Semi Detached Property
 - Off Road Parking
- Family Bathroom & Cloakroom
 - Village Location
 - EPC: tbc
- Three Bedrooms
- Front & Rear Gardens
- Freehold Property
- Gas Central Heating
- Featured Property

Asking Price £179,950 Freehold





Location

Description

Excellent Opportunity to purchase a THREE BEDROOM SEMI DETACHED Property located in the picturesque village of Bancffosfelin with easy access to the town of Llanelli and Carmarthen. The Accommodation comprises of Entrance Hall, Lounge, Kitchen with Dining Area, Cloakroom, Three Bedrooms and Family Bathroom with the benefit of Gas Central Heating and uPVC Double Glazing. Externally the property has front and rear gardens PLUS ALLOCATED CAR PARKING TO THE REAR. Call Today to Book a Viewing. Energy Rating - tbc.

Hallway

4'4" x 3'6" approx

Access via uPVC double glazed door, radiator, staircase to first floor.

Living Room

14'8" x 11'8" approx

uPVC double glazed bay windows facing front, storage cupboard, radiator.

Kitchen/ Dining Room

14'10" x 12'4" approx

Fitted with matching base and wall units with complimentary worksurface over, electric oven and hob with extractor fan over, one and a half stainless steel sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/ freezer, uPVC double glazed window facing rear and double doors leading to rear garden, radiator.

Cloakroom

6'1" x 2'9" approx

Fitted with a two piece suite comprising of low level W.C., and wall mounted sink. Radiator.

Landing

Radiator, storage cupboard, hatch to loft space.

Bedroom One

11'8" x 8'9" approx

Two uPVC double glazed windows facing front, radiator.

Bedroom Two

9'5" x 9'2" approx

uPVC double glazed window facing rear, radiator.

Bedroom Three

9'5" x 5'3" approx

uPVC double glazed window facing rear, radiator.

Family Bathroom

8'5" x 5'0" approx

Fitted with a four piece suite comprising of low level W.C., pedestal sink, shower cubicle and paneled bath. uPVC double glazed window facing side with obscure glass, radiator and heated towel rail.

External

Front: Lawn area, gated side access.

Rear: Enclosed rear garden with patio area, lawn area, off road parking for two cars.

Off Road Parking

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION

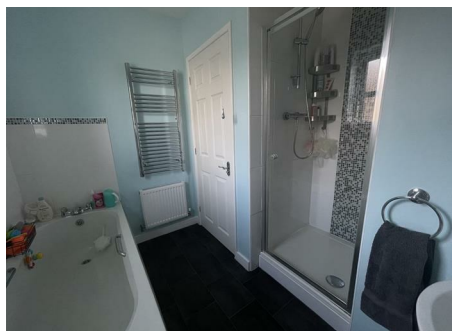
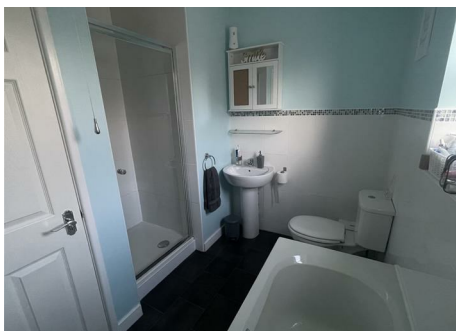
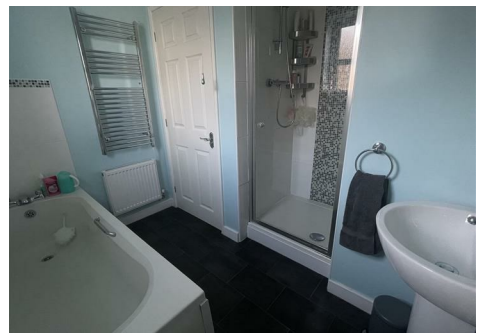
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



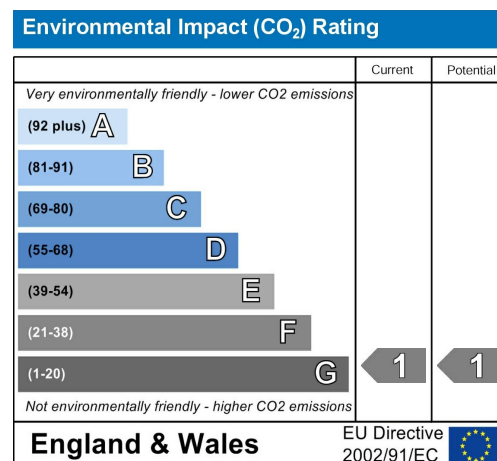
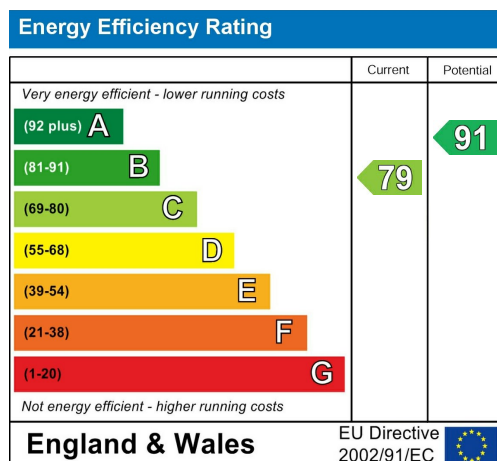








Local Authority Carmarthenshire
Council Tax Band C
EPC Rating C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.