



Heol Y Banc

Bancffosfelen, Llanelli SA15 5DL

- Detached Property
- Double Garage
- Double Garage/ Workshop
- Two Bathrooms
- Village Location
- Three Double Bedrooms
- Large Garden with Superb Views
- Freehold Property. EPC:E
- Gas Central Heating
- Viewing By Appointment

Offers Over £290,000 Freehold





Location

Description

Nestled in the charming village of Bancffosfelen, Heol Y Banc presents an exceptional opportunity to acquire a delightful detached house. This property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is complemented by three generously sized bedrooms, perfect for families or those seeking extra space for guests or a home office.

With two bathrooms, this residence ensures convenience and comfort for all occupants. The design of the house promotes a harmonious flow, making it an ideal setting for both quiet evenings and lively gatherings.

Outside, the property offers off road parking, a valuable asset in today's busy world. The surrounding area is known for its picturesque landscapes and community spirit, making it a wonderful place to call home.

This property is not just a house; it is a place where memories can be made. If you are looking for a comfortable and spacious family home in a tranquil setting, Heol Y Banc is certainly worth considering. EPC:E

Entrance Hallway

Entrance Via Composite entrance door, radiator, tiled flooring, stairs to first floor, smoke alarm.

Living Room

16'0" x 8'10" approx

Smooth ceiling, radiator, laminate flooring, multi fuel burner on stone hearth with timber mantelpiece, feature cut out opening to hallway with downlighters.



Kitchen/ Living Room

25'2" x 10'11" approx

Fitted with a range of base & wall units with solid oak worktop over, preparation area with granite worktop, feature lighting to plinth, built in brand new electric oven, grill and combination oven, central island with brand new 5 ring electric hob and solid oak serving shelf with brand new extractor hood over, inset double circular stainless steel sink unit with mixer tap, walls tiled over worksurface, tiled flooring, smoke alarm, smooth ceiling with spot lighting, two radiators, space for fridge freezer, plumbing for dishwasher, cupboard housing gas central heating boiler, double doors to under stairs pantry with storage and shelving, uPVC double glazed windows to front & rear.

Utility Room

7'5" x 3'7" approx

Fitted with a wooden worktop, plumbing for washing machine, tiled flooring, smooth ceiling, timber stable style door to rear garden, uPVC double glazed window to side.

Shower Room/ Wet Room

6'0" x 5'0" approx

Wall mounted rainfall shower and sperate shower head, low level W.C., And wall mounted sink on solid oak unit with shelf below, heated towel rail, partly tiled walls, tiled flooring, smooth ceiling, extractor fan, Velux window.

Landing

Smooth ceiling, hatch to attic space, smoke alarm, storage cupboard with shelving, laminate flooring, uPVC double glazed window to front and rear.

Bedroom One

15'11" x 8'10" approx

Smooth ceiling, radiator, uPVC double glazed window to front, laminate flooring, built in wardrobe.

Bedroom Two

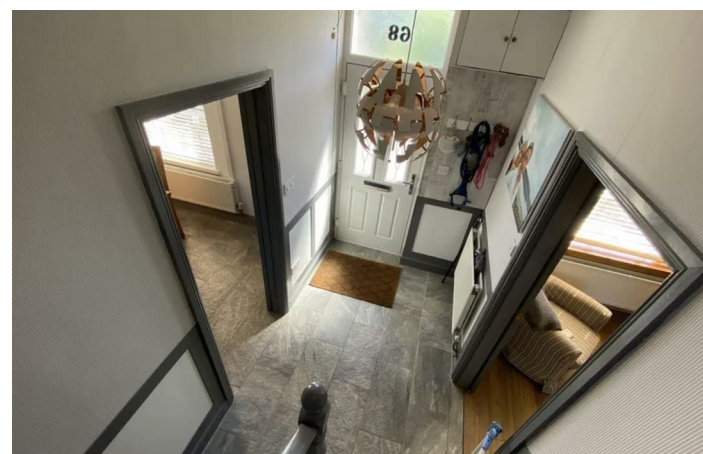
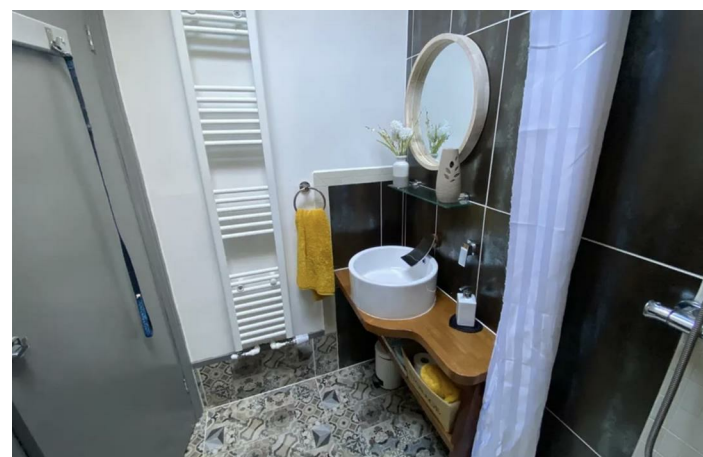
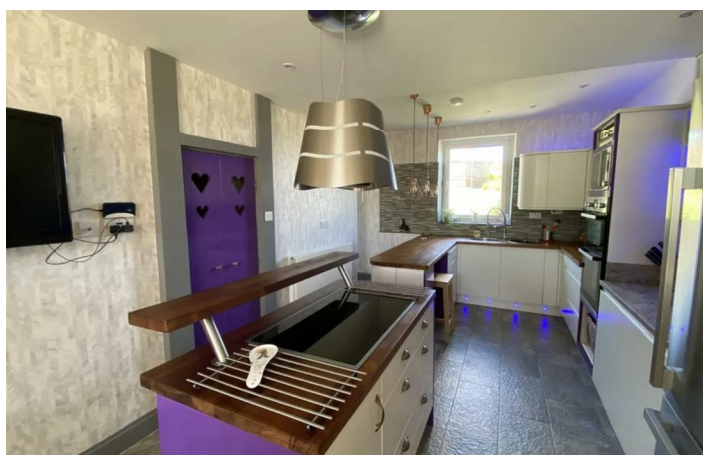
10'8" x 7'11" approx

Smooth ceiling, radiator, uPVC double glazed window to front, fitted units to to one wall, laminate flooring

Bedroom Three

10'6" x 7'3" approx

Smooth ceiling, radiator, uPVC double glazed window to rear and side, laminate flooring.



Family Bathroom

7'10" x 7'7" approx

Fitted with a three piece suite comprising of built in bath with tiled surround and rainfall shower over with separate shower head, low level W.C. And wall mounted wash hand basin set in vanity unit with waterfall tap, partly tiled walls, extractor fan, vinyl flooring, heated towel rail, smooth ceiling, uPVC double glazed window to side.

External

Paved forecourt to the front, side garden laid to lawn with shrubbery and hedge & gate to rear. Driveway leads to a double garage, gated side access to rear courtyard laid with ornamental chippings, log store, outside tap, steps up to garden laid to lawn with flowers beds and shrubbery to borders, areas laid with Cotswold stone and forming steps leading to viewing platform with open countryside views, pathway leading around the garden to decked area, raised beds with chippings and shrubbery, stone outbuilding currently being used as a chicken coop. Outbuilding used for storage and outside W.C. room.

Detached Double Garage

19'11" x 17'2" approx

uPVC double glazed side door, two side hinged garage doors, electric & lighting, water tap.

Disclaimer

GENERAL INFORMATION

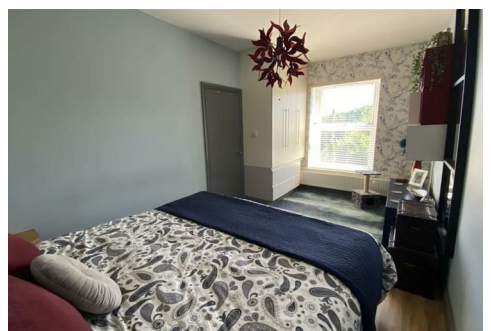
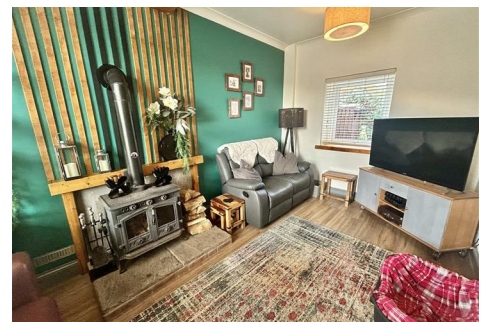
VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water, gas 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 County Council
Council Tax Band D
EPC Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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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.