



Bro Mebyd

Bancffosfelen, Llanelli SA15 5FA

- Detached Property
- Master Bedroom with En-Suite & Walk in wardrobe
- Off Road Parking & Garage
- Gas Central Heating
- EPC: B
- Four Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Freehold
- Viewing By Appointment Only

Asking Price £299,950





Location

Description

Tucked away in the delightful village of Bancffosfelen, this impressive detached home offers a fantastic opportunity for family living. Constructed in 2019 by respected local builders, the property has been thoughtfully designed and finished to a high standard throughout.

Inside, the layout is both practical and inviting. A separate lounge sits at the front of the house, while the rear opens up into a spacious kitchen and dining area, perfect for both day-to-day living and entertaining. French doors lead directly out to the garden, creating a seamless indoor-outdoor feel. The ground floor also features a utility room, a convenient WC, and an additional space currently used as a home office.

Upstairs, the main bedroom provides a private retreat, complete with a stylish en-suite and a walk-in wardrobe. Three further generously sized double bedrooms and a modern family bathroom complete the first floor.

Externally, the property continues to impress. The front offers off road parking alongside a garage and a neatly presented gravelled border. To the rear, you'll find an enclosed garden, ideal for relaxing, hosting gatherings, or giving children a safe space to play.

Altogether, this is a beautifully maintained home that combines comfort, space, and contemporary style, an excellent choice for growing families.

Bancffosfelen itself enjoys a convenient yet peaceful setting, located just approx 7 miles from Carmarthen and Llanelli, with easy access to the M4 within an approx 10 minute drive. The surrounding area is rich in scenic walking routes, including the nearby Llangyndeyrn Mountain, offering stunning countryside views. The village benefits from a primary school and post office, while nearby Pontyberem provides a wider range of amenities such as shops, a GP surgery, pharmacy, and leisure facilities. EPC:B

Entrance Hallway

Via Composite door, radiator, tiled floor

Living Room

16'6" x 10'1" approx

Media wall with shelving and electric fire. uPVC double glazed window to front, radiator.

Kitchen/ Diner

20'9" x 11'5" approx

Fitted with matching base and wall units with worksurface over, one and half sink with mixer tap and drainer, electric oven, electric grill and gas hob with extractor hood over, integrated fridge/ freezer and dishwasher. Tiled over work surface, uPVC double glazed French doors to rear garden and window to rear, radiator, tiled floor,

Office

9'9" x 6'1" approx

uPVC double glazed window to side, radiator

Utility Room

5'11" x 5'9" approx

Base units with worktop over, plumbing for washing machine, wall mounted gas central heating boiler, extractor, uPVC double glazed door to rear

Cloakroom

Fitted with a two piece suite comprising of pedestal sink and low level W.C., radiator. uPVC double glazed window to side with obscure glass

Garage

13'5" x 9'7" approx

Via up and over door, electric and lighting, fire door to hallway.

Landing

Hatch to loft space, airing cupboard, smoke alarm

Master Bedroom

17'1" x 9'11" approx

uPVC double glazed window to front, radiator

En-Suite

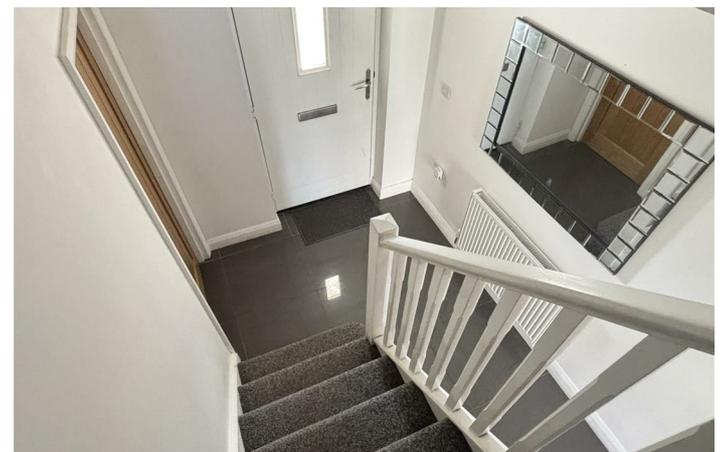
6'7" x 3'9" approx

Fitted with a three piece suite comprising of low level wc, pedestal handwash basin, enclosed shower, heated towel rail, extractor fan, uPVC double glazed window facing side of property with obscure glass.

Walk In Wardrobe

6'9" x 6'9" approx

uPVC double glazed window to front, radiator



Bedroom Two

15'1" x 9'7" approx
uPVC double glazed window to front, radiator

Bedroom Three

10'9" x 9'7" approx
uPVC double glazed window to rear, radiator

Bedroom Four

9'1" x 8'2" approx
uPVC double glazed window to rear, radiator

Bathroom

7'6" x 6'4" approx
Fitted with a three piece suite comprising of freestanding bath with mixer tap, low level W.C. and vanity sink unit. Heated towel rail, extractor fan, uPVC double glazed window facing rear with obscure glass.

External

Driveway to front with ornamental chippings and mature shrubs.
Access both sides of the property via timber gates to
Rear enclosed garden mainly laid to lawn with patio area, metal shed.

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.

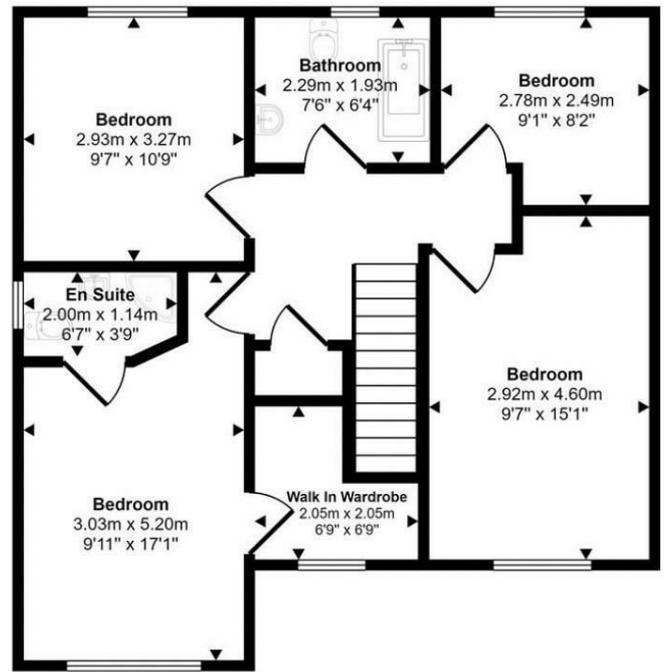
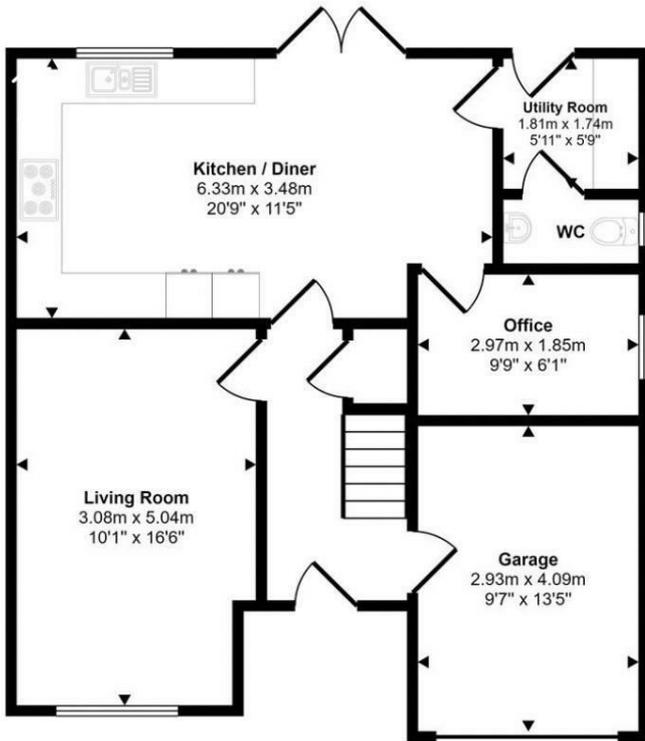
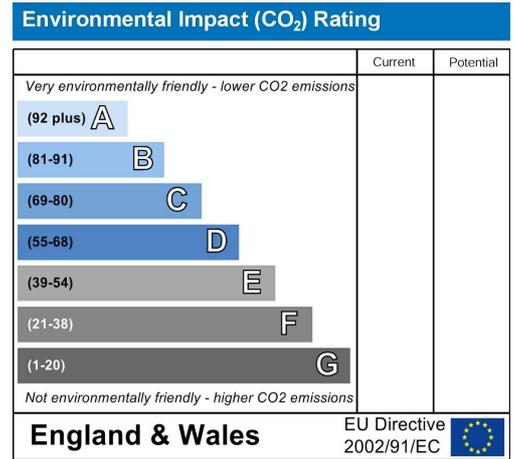
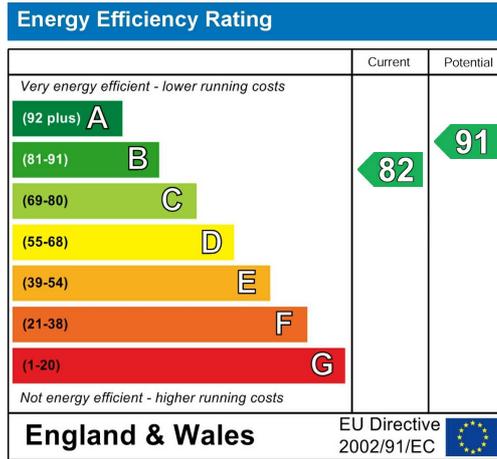








Local Authority carmarthenshire
 Council Tax Band D
 EPC Rating B



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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.