



Heol Y Banc

Bancffosfelen, SA15 5DL

- Semi Detached Property
- Needs full renovation
- Cellar/Washroom
- Ideal for Investor
- Village Location
- Three Bedrooms
- Two Receptions
- Extended L shape kitchen
- EPC: E
- Viewing by Appointment

Asking Price £99,950 Freehold





Location

Description

SEMI-DETACHED PROPERTY REQUIRING FULL RENOVATION

Situated in the sought-after village location of Heol Y Banc, Bancffosfelen, this semi-detached property presents an excellent opportunity for buyers looking for a renovation project with fantastic potential.

Requiring complete modernisation throughout, the accommodation briefly comprises three bedrooms, two reception rooms, a kitchen, and a cellar with washroom facilities. The property offers generous living space and provides the ideal blank canvas for those wishing to create a home tailored to their own tastes and requirements.

The property's prime location is a particular feature, set within a well-established and friendly community while remaining conveniently positioned for access to local amenities, schools, and transport links. The surrounding area offers a pleasant balance of countryside charm and everyday convenience. Offered to the market with no onward chain, this property represents an exciting opportunity for investors, developers, or buyers seeking a rewarding renovation project in a desirable location. EPC: E. Chain Free.

Entrance Hallway

Via Timber door, radiator, staircase

Lounge

21'7 x 12'8 approx

uPVC double glazed windows to front and side, feature fireplace with gas back boiler (not working), wall lights and understairs storage

Dining Room

12'08 x 8'48 approx

Windows and double doors to kitchen, radiators.

Kitchen (L shape into extension)

16'58 x 6'21 / 14' x 7'24 approx

Fitted with matching base and wall units with complimentary worksurface over. Gas hob, extractor hood over, Stainless steel double sink with mixer tap. Plumbing for dishwasher. Windows to side and rear. Timber door to side.

Landing

Storage cupboard and smoke alarm

Master Bedroom

16'06 x 12'1 approx

uPVC double glazed windows to front, fitted wardrobe, vanity unit sink and loft hatch.

Bedroom Two

12'09 x 8'38 approx

Window to rear, pedestal sink, radiator.

Bedroom Three

12'96 x 7'12 approx

Window to rear, radiator, airing cupboard housing hot water tank.

Bathroom

10'38 x 6'09 approx

Fitted with a four piece suite comprising of panelled bath with electric shower over, bidet, pedestal sink and low level W.C. Window to side with obscure glass.

External

Off road parking to front for one car.

Side access down steps to cellar and washroom and rear garden.

Rear garden has patio and lawn area. Brick built shed and greenhouse. Outside W.C.

Cellar and Washroom

Electric and Belfast sink, windows to rear.

Disclaimer

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SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

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All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser. Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes

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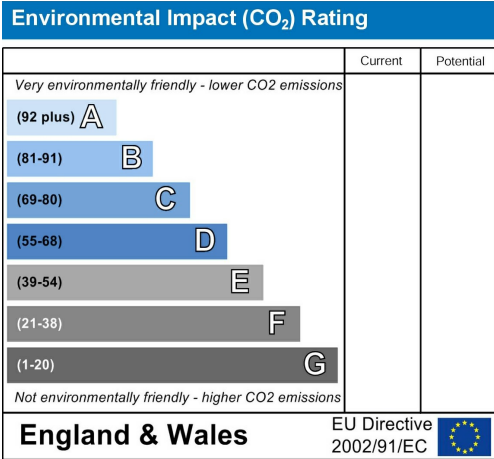
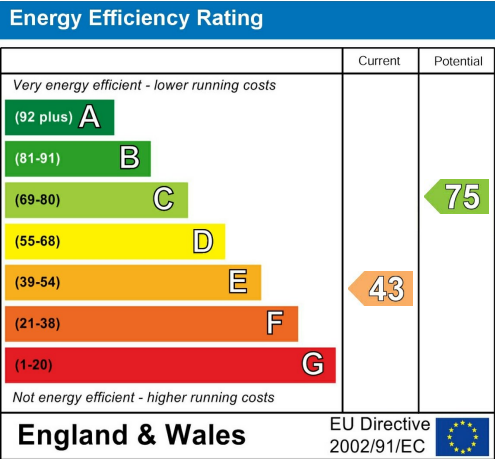








Local Authority Carmarthanshire
Council Tax Band C
EPC Rating E



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