

Recently renovated 4 bed detached bungalow with outstanding countryside views, near Llandysul - West Wales.



Afallon, Bancyffordd, Llandysul, Carmarthenshire. SA44 4RY.

£325,000

Ref R/4094/ID

****A substantial 4 bed detached bungalow**Recently renovated to a high standard**Outstanding country views**Spacious gardens and grounds**Ample private parking**Detached Garage**20 minutes to the coast and also Carmarthen**Oil fired central heating**Double glazing throughout**Semi-rural location****

The property provides - Ent Porch, Lounge/Dining Room, Kitchen, 4 Bedrooms, Main Bathroom, Shower Room.

The property is situated on the outskirts of the rural village of Bancyffordd being conveniently positioned, only some 2 miles from the former Market town of Llandysul with its array of local shops, schooling, doctors surgery, places of worship etc. The property is some 20 minutes from the Cardigan Bay coastline and equi distance to the large urban town of Carmarthen offering a wider range of facilities and services including local and national retailers, cafes, bars, restaurants, public transport connectivity, National Rail network, regional hospital and University.



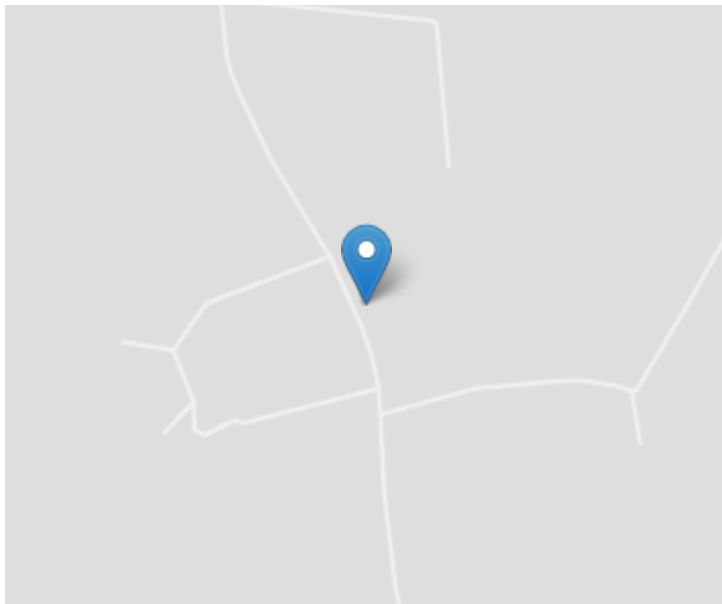
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk



Lounge/Dining Room



GENERAL

The current vendors have invested considerably in the complete refurbishment of the property now creating a wonderful family home in a semi rural location.

The accommodation provides -

Entrance Porch



8' 7" x 3' 9" (2.62m x 1.14m) via half glazed upvc door with glazed side panel, double glazed window to front, tiled flooring, glazed french doors into -



20' 8" x 15' 0" (6.30m x 4.57m) a spacious open plan room with multi fuel stove on a raised slate hearth with brick surround, 2 central heating radiators, bifolding doors to rear patio with glorious country views, double glazed window to side, space for a 8 seater dining table, tv point. 7'3" archway into -

Kitchen

20' 8" x 10' 3" (6.30m x 3.12m) with a range of fitted base and wall cupboard units with Oak work surfaces above, Belling electric Range oven with five ring induction hob above, exposed stone chimney breast, 1½ ceramic drainer sink, display units, laminate flooring, central heating radiator, space for American style fridge freezer, half glazed upvc door to side.





Single Bedroom 1

7' 0" x 5' 2" (2.13m x 1.57m) with double glazed window to side, central heating radiator. This room would also make an excellent office space.



Master Bedroom 2

10' 4" x 11' 8" (3.15m x 3.56m) with large double window to side with lovely country views, central heating radiator.





Main Bathroom

8' 3" x 7' 0" (2.51m x 2.13m) a modern white suite comprising of a panelled bath with electric shower above, pedestal wash hand basin, dual flush w.c. stainless steel heated towel rail, tiled flooring, half tiled walls, frosted window to side, spot lights to ceiling, extractor fan.



Modern Shower Room

7' 0" x 5' 3" (2.13m x 1.60m) with a modern 3 piece suite comprising of a walk in shower unit with mains rainfall shower head above, dual flush w.c. pedestal wash hand basin, tiled walls, tiled flooring, extractor fan.



Double Bedroom 3

10' 3" x 11' 0" (3.12m x 3.35m) with large double glazed window to side with glorious country views, central heating radiator.



Double Bedroom 4

11' 3" x 10' 1" (3.43m x 3.07m) with double glazed window to side with views over open fields, central heating radiator.



Integral Garage

8' 0" x 15' 0" (2.44m x 4.57m) with up and over door, double glazed window to rear, plumbing for automatic washing machine and outlet for tumble dryer, electricity connected, concrete flooring.



EXTERNALLY

To the front



The property is accessed from the adjoining county road into a large gravel forecourt providing private parking space for 4+ vehicles.

To the rear and side

The property benefits from a spacious garden which provides a lawned area, patio area laid to slabs designed and orientated to take advantage of the views over the adjacent countryside, range of useful outbuildings and a further patio area to the side.



TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are advised that the property benefits from Mains Water and Electricity. Private Drainage to septic tank. Oil Fired Central Heating.

Council Tax Band E (Carmarthenshire County Council).

Directions

From the Aberaeron office proceed in a southerly direction along the A487 coast road to the village of Synod Inn. At the main crossroads turn left onto the B486 Llandysul road. Continue along this road for approximately 10-15 minutes until you get to Llandysul roundabout by school, take the 2nd exit and proceed down along the bi pass to the bottom of the hill. At next roundabout take the 1st exit, then turn immediately left sign posted Pontwelly. Take the 1st right hand side before The Premier Store and continue along this road for some 2 miles and the property will be the second property on the left hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this beautiful property, contact us:

Aberaeron
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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