

*Attractive 4 bedroom detached bungalow in popular rural village location with views. Lovely well kept garden with Patio & Water Pond. Abundance of wildlife.*



**Bancyglyn, Capel Isaac, Llandeilo, Carmarthenshire. SA19 7TL.**

**£450,000**

**R/4128/NT**

A lovely peaceful location on the edge of the rural village of Capel Isaac \*\* Beautiful gardens with patio area \*\* Ample parking to front with detached garage \*\* The gardens with a great selection of shrubs and flowers are well cared for \*\* All having an elevated position with some superb views to fore \*\* The property itself has 4 bedroom accommodation, 3 reception rooms and a sunroom to the side of the property \*\* Lovely spacious accommodation with the property itself benefiting from double glazing and oil central heating \*\* Internal viewing highly recommended \*\*

The village of Capel Isaac is situated between the towns of Llandeilo and Carmarthen in a rural location, Carmarthen being the county and market town of Carmarthenshire offering great shopping facilities with national and traditional retails, junior and secondary schools, bus and rail station, Lyric theatre, cinema, leisure facilities etc. Llandeilo, a quaint town with gin bars and boutiques with some great traditional shops is 8 miles approximately. Aberglasney gardens are 4 miles approximately and also conveniently situated for the Bontanic Gardens of Wales. Internal viewing is highly recommended.



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Front entrance doorway to:

### Reception Hallway

Oak flooring, built-in airing cupboard housing insulated hot water cylinder and radiator.



### Cloakroom

1.78m x 1.73m (5' 10" x 5' 8") low level WC, pedestal wash hand basin, radiator.

### Lounge

6.61m x 4.56m (21' 8" x 15' 0") feature fireplace with beam over and Charnwood multi-fuel stone inset on slate hearth, 2 x radiator, 2 x double glazed windows to front with superb views, doors to:

### Kitchen/Breakfast Room

3.90m x 3.32m (12' 10" x 10' 11") double bowl stainless steel sink unit with single drainer and mixer tap attachment, a good range of base units with worktops over and matching wall units including dresser style display cupboards, 4 ring NEFF ceramic hob with extractor hood over, NEFF double oven, integral NEFF dishwasher, fridge and freezer, ample worksurface with tiled surround, ceramic tiled floor.



pedestrian access leading to rear patio area with scattered shrubs and flowers to borders, glass house to side and log store. Lawned garden to rear which is sloping and at the top has a superb aspect to enjoy the rural views and overlooking the village and also manmade water pond, again with a good selection of shrubs and flowers.

### **Tenure and Possession**

We are informed the property is of freehold tenure.

### **Council Tax**

The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band - E

### **Services**

### **MONEY LAUNDERING REGULATIONS**

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**

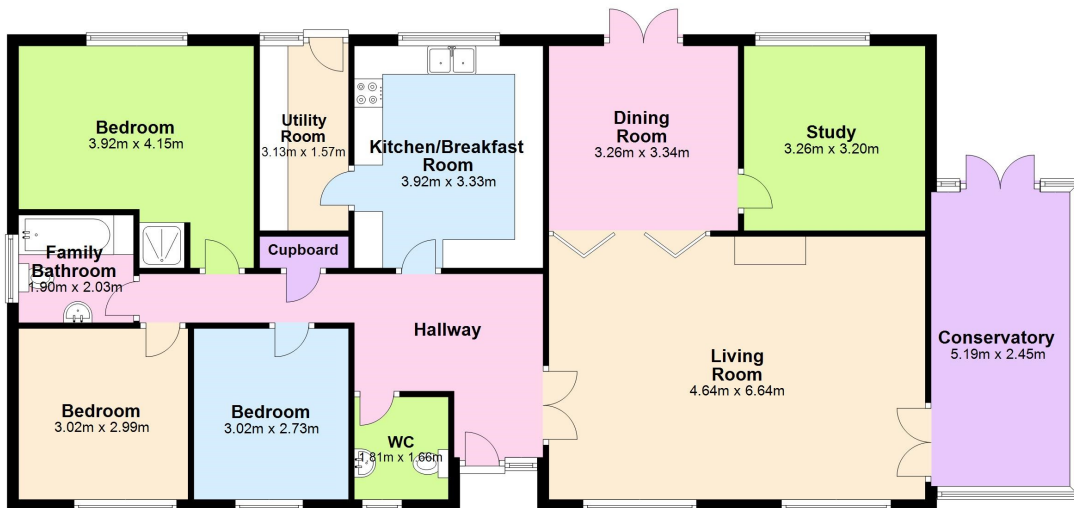
We are advised that the property is connected to mains electricity and water with private drainage.

Tenure on possession - the property is freehold and vacant possession will be given on completions.

Council Tax Band - E.

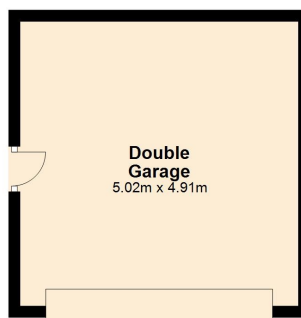
### Ground Floor

Approx. 139.6 sq. metres



### Outbuilding

Approx. 24.6 sq. metres




Total area: approx. 164.3 sq. metres

This floorplan is for illustrative purposes only and is not drawn to scale.  
Plan produced using PlanUp.

**Bancyglyn, Capel Isaac, LLANDEILO**

### Directions

Take the A40 east signposted Llandeilo travelling through the villages of Abergwili, White Mill, Nantgaredig onto Broadoak. At the village turn left and continue on this side road until you reach the next "T" junction and turn left. Continue on this road and enter the village of Capel Isaac, on reaching the village turn left and the property will be found immediately on the left hand side,

| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92+) <b>A</b>                                     |                         |   |
| (81-91) <b>B</b>                                   |                         |   |
| (69-80) <b>C</b>                                   |                         | <b>78</b>   |
| (55-68) <b>D</b>                                   | <b>66</b>               |   |
| (39-54) <b>E</b>                                   |                         |   |
| (21-38) <b>F</b>                                   |                         |   |
| (1-20) <b>G</b>                                    |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |  |

For further information or to arrange a viewing on this property please contact :

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