

A pleasant village positioned, delightful 3 bedroomed detached bungalow. Nr Llandysul, West Wales



Gilfach Glyd, Bancyffordd, Llandysul, Carmarthenshire. SA44 4RY.

£265,000

R/5147/ID

*** Pleasant village location *** Detached 3 bedroomed bungalow *** New air source heating system *** Solar panels *** Internal insulation *** Double glazing *** New kitchen & bathroom *** Broadband available *** Generous plot with front and rear gardens *** Laid to lawn with garden shed *** Parking to the side *** Must be viewed ***

Backing onto open country fields with delightful views to rear. 2.5 miles from Llandysul and 20 miles from the county town of Carmarthen. A sought after property in a sought after country location. The property is situated within the rural village of Bancyffordd and is conveniently positioned only 2.5 miles from the market town of Llandysul with an array of local shops, schooling, doctors surgery and places of worship.

The property is some 20 minutes from the Cardigan Bay Coastline being equidistant to the conurbation of Carmarthen, offering a wider range of facilities and services, including local and national retailers, cafe's , bars, restaurants, public transport hub. University National Rail link and access to the M4 Motorway Local regional hospital.



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GENERAL

Here we have on offer a delightful 3 bedroomed detached bungalow enjoying a generous plot with a front and rear garden. The property benefits from air source heating and double glazing

The garden is laid mostly to lawn being level to the rear and to the front - a blank canvas which offers great possibilities - in all the property is deserving of early viewing and consists of the following -



THE ACCOMMODATION

RECEPTION HALL

Having access via uPVC front entrance door. Radiator and laminate flooring.



LIVING ROOM



15' 2" x 10' 6" (4.62m x 3.20m) with radiator. T V Point.

KITCHEN/DINER

21' 1" x 11' 0" (6.43m x 3.35m) new fully fitted kitchen with range of floor and wall units with worksurfaces over. A ceramic sink and drainer unit, electric cooker point and space for washing machine and tumble drier. Rear entrance door. Radiator. Spot lighting and double aspect windows over the side and rear garden.





BATHROOM



New bathroom suite comprising of walk in shower with shower over. Vanity unit with wash hand basin, enclosed low level flush WC, shaver point, radiator and heated towel rail. Tiled flooring.

BEDROOM 3

9' 7" x 9' 6" (2.92m x 2.90m) with radiator.



BEDROOM 2



7' 8" x 7' 6" (2.34m x 2.29m) with radiator and views over the rear garden.

BEDROOM 1

21' 6" x 8' 6" (6.55m x 2.59m) with sliding front patio doors to front garden. Rear window with views over the rear garden. Radiator. TV point.



EXTERNALLY

GARDEN

A particular feature of this delightful detached bungalow is its generous plot enjoying front and rear gardens. The rear garden being laid to lawn with a range of mature shrubs and trees, and enjoying wonderful backdrop over open country fields. The outside can be accessed via a new 6' wooden gate. The rear garden being fully enclosed creating privacy.

To the front lies a lawned garden that is in need of attention, but offers great potential and currently a blank canvas.





GARDEN SHED

12' 0" x 12' 0" (3.66m x 3.66m) of block construction.

FRONT OF PROPERTY



REAR OF PROPERTY



PARKING AND DRIVEWAY

With parking to the side of the property:

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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water, mains electricity and private drainage. Oil fired central heating, uPVC double glazing throughout. Telephone subject to B.T. transfer regulations. Broadband available.

Tenure : Freehold

Council Tax Band Authority (Carmarthenshire County Council).

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (47)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

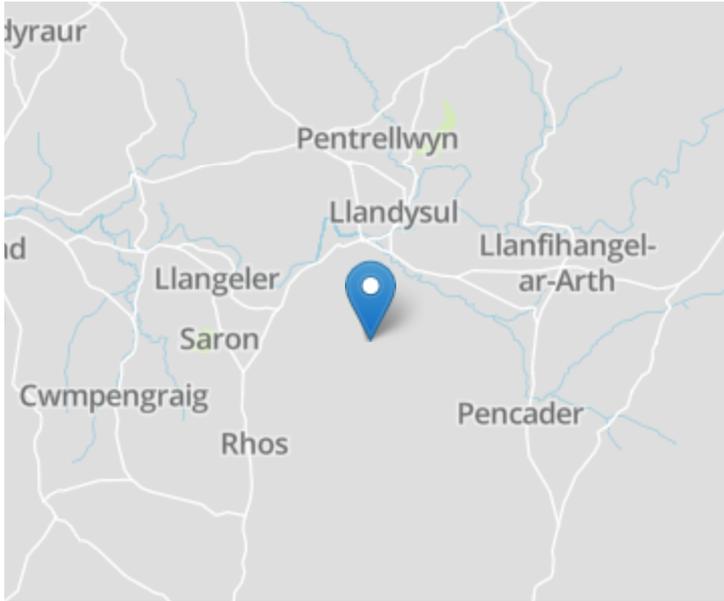
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

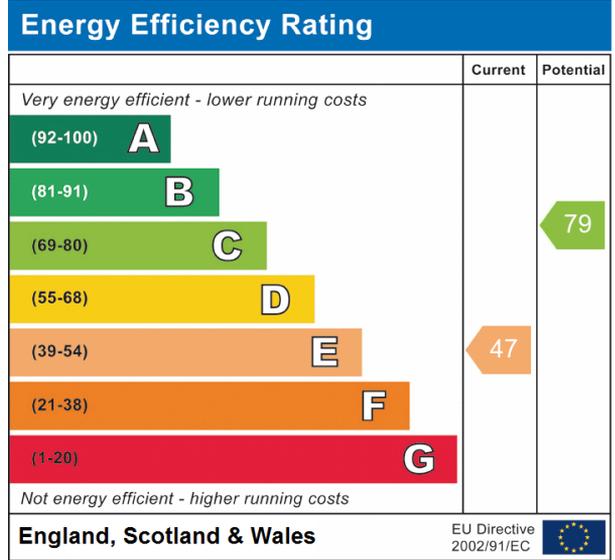
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Llandysul continue over the bridge into Pontwelly after passing the Premier Store taking the left hand turning. Continue along this road for approximately 2 miles until you reach the village of Bancyffordd. As you reach the village of Bancyffordd, Gilfach Glyd will be located on the left hand side as identified by the Agents 'For Sale' board.



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

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