

*Modern property with character and charm included with a superb farm house open plan kitchen/
dining and sitting area. Integral Garage & enclosed level low maintenance garden.*



Villamia, Bancffosfelen, Llanelli, Carmarthenshire. SA15 5DR.

£399,000 Offers in Region of

REF: R/3970/NT

Beautifully Presented family residence built by a reputable local developer in 2004. Open plan living area with oil fired Rayburn includes the farmhouse style kitchen and dining area. Separate dining area and lounge with a sun room to rear currently used as office. Downstairs shower room and separate utility and integral garage the property is well presented and in good decorative order. 3 bedrooms to first floor with a dressing room which could be changed to an en suite. A lovely well cared after family home with internal viewing highly recommended. Wrought Iron Gated entrance to front parking area, integral garage and enclosed level low maintenance garden to rear.

A central rural village location convenient for Carmarthen, Llanelli, Cross Hands and Pembrey Country Park are all within 10 miles of the location see details for further information.



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Location

Banffosfelen village with hall and junior school is a mile from Pontyberem with CK food store, Doctors surgery, chemist, eateries, hall and rugby club. Centrally located for both towns of Carmarthen and Llanelli 10 miles approx. , both offer excellent shopping facilities, leisure facilities, bus and rail stations, cinemas etc. Cross Hands is 7 miles approx with further shopping facilities and M4 dual carriageway connection. Pembrey Country Park is 8 miles approx with large sandy beach, dry ski slope, woodland walks and enclosed cycle track. Burry Port Harbour is a further mile along with 2 golf courses at Ashburnham & Machynys. Ffoslas horse racing course and golf club is 6 miles approx. Botanic gardens of Wales is also 6 miles and Aberglasney Gardens are a further 2 miles approx. A convenient and central location.



Hallway

8' 3" / 13' 5" x 16' 0" (2.51m x 4.88m) Tiled Floor, Front door, staircase and doors to

Shower Room

9' 10" x 5' 0" (3.00m x 1.52m) Shower Cubicle, WC, Vanity wash hand basin, chrome towel radiator and tiled floor.



Lounge

16' 0" x 14' 8" (4.88m x 4.47m) Double aspect to front and side, Radiator and double doors to



Dining Room

17' 0" x 11' 10" (5.18m x 3.61m) DG Window to side, Radiator and double doors to sun room/ Office.



Open Plan Kitchen Dining & Sitting Area

28' 1" x 12' 8" / 17' (8.56m x 3.86m) Range of base units with worktops over and matching wall units and wine rack.

Electric oven and 4 ring bottle gas hob. Belfast sink unit, plumbing for dishwasher. Rayburn cooking range inset to brick surround and beam over. Double aspect to side and rear, tiled floor and radiator.



Sun Room

12' 0" x 11' 2" (3.66m x 3.40m) Patio doors to side, DG window to rear. Radiator. Currently used as office.



Landing

Dormer window to front, radiator and doors to

Master Bedroom

15' 0" x 11' 6" / 15' 2" (4.57m x 3.51m) Double aspect to front and side and radiator. Doors to Walk in Wardrobe 6'7 x 4'6 with radiator.



Utility Room

11' 0" x 9' 9" (3.35m x 2.97m) Range of base units with worktops over and matching wall units. One and a half bowl ceramic style sink unit with single drainer. Tiled floor. Double glazed door and window to side.



Dressing Room

7' 6" x 6' 4" (2.29m x 1.93m) Currently used as a dressing room but we are informed by the vendor that there is water connection ready for an en suite.

Bedroom

12' 7" x 7' 4" (3.84m x 2.24m) Velux window to rear. Radiator. Wood style flooring.



Bedroom

18' 3" x 8' 5" / 12' (5.56m x 2.57m) Double aspect to side and rear, store cupboard and radiator.

Bathroom

10' 5" x 6' 5" (3.17m x 1.96m) Roll top Victorian style bath mixer tap and shower attachment, WC, Pedestal wash hand basin, chrome towel radiator and radiator.



Integral Garage

18' 0" x 10' 3" (5.49m x 3.12m) Up and over door, opaque window to side. Oil fired boiler which runs the hot water and central heating system.

Externally

Front gated entrance to tarmacadam turning and parking area. Side pedestrian access to rear enclosed low maintenance level area with garden shed.



TENURE AND POSSESSION

Freehold

COUNCIL TAX

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

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

Mains water, electric and drains. Oil fired central heating and hot water system. Fibre optic broadband available subject to connection and contract status.



Total area: approx. 217.8 sq. metres

Directions

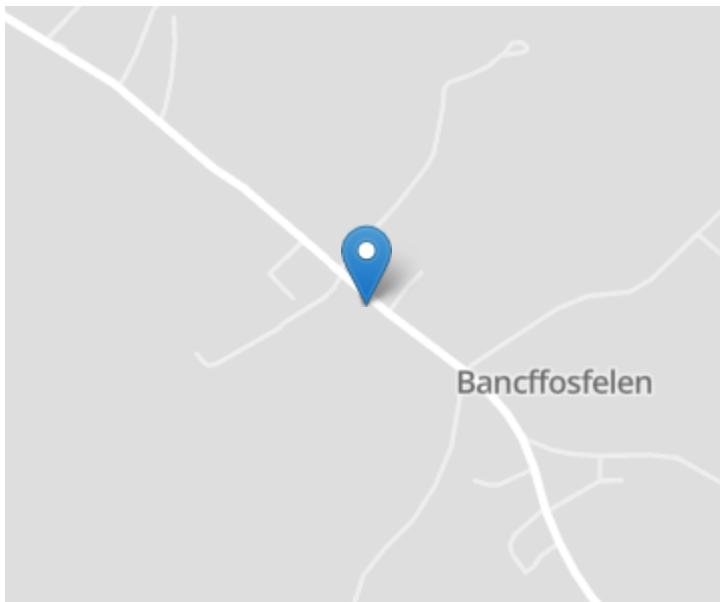
What3words location [///printout.rehearsed.excellent](https://www.what3words.com/#!/printout.rehearsed.excellent)

Take the A 484 south towards Llanelli. In Cwmffrwd turn left onto the B 4309 and again turn left onto the B4306 travel through Llangyndeyrn and Crwbin and onto Bancffosfelen. go over the grid and after 150 yards the property will be found on the right hand side. Before the school and hall.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or carmarthen@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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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