

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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**VAUGHAN**  
• ESTATE AGENTS •

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Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **WELL PRESENTED END OF TERRACE COTTAGE.**
- **2 PARKING SPACES AT REAR.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **PLOT OF LAND AT REAR AVAILABLE BY SEPARATE NEGOTIATION.**
- **3 BEDROOMS. VIEWS TO FORE.**
- **ELECTRIC HEATING.**
- **LEVEL WALK LOCAL SHOP, PRIMARY SCHOOL, PUBLIC HOUSE AND PRIVATE HOSPITAL.**
- **MIDWAY CARMARTHEN AND ST. CLEARS.**

**No 1 High Street  
Bancyfelin  
Carmarthen SA33 5ND**

**£235,000** OIRO  
FREEHOLD

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The Property  
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A conveniently situated well presented refurbished **3 BEDROOMED DOUBLE FRONTED END OF TERRACE COTTAGE RESIDENCE** enjoying rural views to the fore situated towards the periphery of, yet within a level walk of the popular village community of Bancyfelin that offers a local shop, 'Werndale' Private Hospital, Primary School and Public House/Restaurant and which in turn is located just off the A40 dual carriageway midway the County and Market town of Carmarthen and town of St. Clears that are some 5.5 and 4.5 miles distant respectively. The property enjoying ease of access to the ancient township of Laugharne, the extensive sandy beach at Pendine and the beautiful varied West Wales coastline.

**NO FORWARD CHAIN. PROGRAMMABLE ELECTRIC HEATING. RURAL VIEWS TO FORE.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS. SMOOTH SKIMMED CEILINGS.**

**PVCu DOUBLE GLAZED WINDOWS. THE BLINDS AND FITTED CARPETS ARE INCLUDED.**

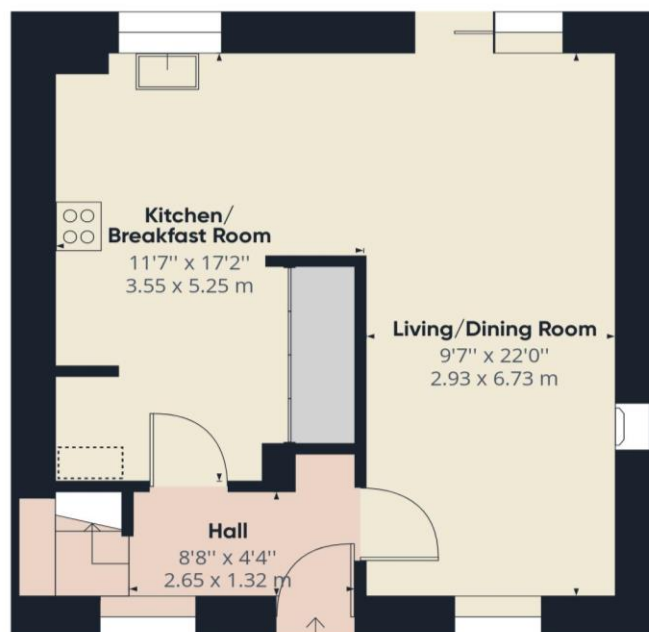
**RECEPTION HALL 8' 5" x 4' 5" (2.56m x 1.35m)** with 'Ascot' wall mounted electric convector heater. Mains smoke alarm. PVCu double glazed window. Staircase to first floor with 2 power points to recess. Composite entrance door with opaque double glazed light. Recess with cloak hooks. Meter cupboard with 4 power points.

**THROUGH LOUNGE/DINING ROOM 22' 3" x 9' 7" (6.78m x 2.92m)** with TV point. PVCu double glazed window with a view to fore. Wall mounted 'Ascot' electric convector heater. 10 Power points. TV and telephone points. Alcove. PVCu double glazed sliding patio door to and overlooking the rear garden. Wood burning stove to recess with oak beam over and slate tiled hearth. 8' (2.44m) wide opening to

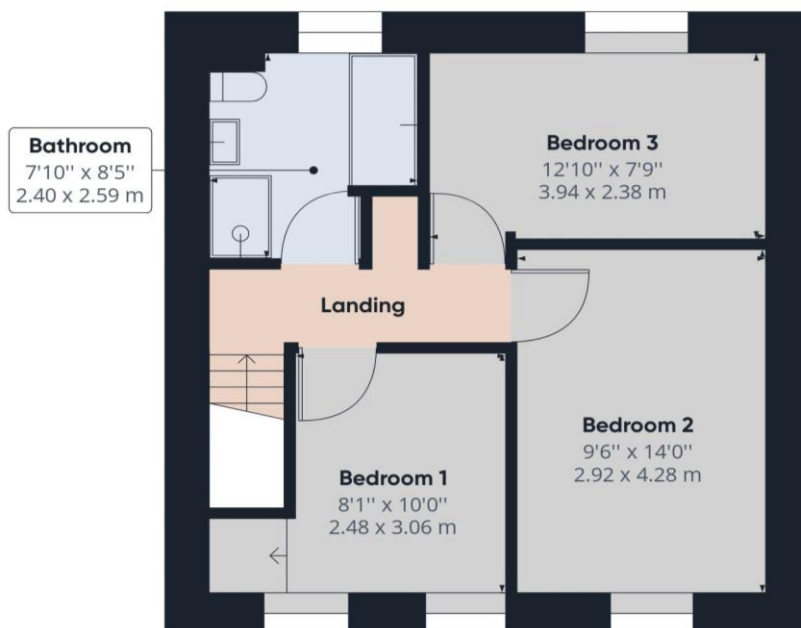
**FITTED KITCHEN/BREAKFAST ROOM 17' 5" x 11' 4" (5.30m x 3.45m) overall** with boarded effect vinyl floor covering. PVCu double glazed window overlooking the rear garden. Part glazed door to the hall. Plumbing for washing machine. Understairs storage area with pre-lagged hot water cylinder and dual immersion heater. 8 Power points plus fused points. Wall mounted 'Ascot' electric convector heater. 'Beko' tumble drier. 'Beko' washing machine. Range of fitted base and eye level kitchen units incorporating a ceramic hob with splashback, cooker hood, sink unit, breakfast bar, integrated electric oven, microwave oven, fridge and freezer.

### **FIRST FLOOR**

**LANDING** with 2 power points. Mains smoke alarm. **2' 8" (.81m) Deep recess** with 4 baskets for linen.



Ground Floor



Floor 1



**BATHROOM 8' 6" x 8' (2.59m x 2.44m) overall** with extractor fan. PVCu opaque double glazed window with slate effect sill. Part tiled wall. Tile effect vinyl floor covering. Part glazed door to the landing. Wall mounted 'Ascot' electric convector heater. 3 Piece suite in white comprising WC, wash hand basin with storage cupboard beneath and double ended bath tub. Tiled shower enclosure with plumbed-in dual head shower over (rainhead and handheld), sliding shower door.



**FRONT BEDROOM 1 10' 2" ext. 13' 1" into recess off x 8' 4" (3.10m ext. 3.99m x 2.54m)** over the stairwell that is suitable for the provision of a desk. 2 PVCu double glazed windows with a view. Wall mounted 'Ascot' electric convector heater. 8 Power points. TV point. Access to loft space.



**FRONT BEDROOM 2 14' 1" x 9' 8" (4.29m x 2.94m)** with PVCu double glazed window and from which a rural view is enjoyed. Wall mounted 'Ascot' electric convector heater. 10 Power points. TV point.



**REAR BEDROOM 3 13' x 7' 10" (3.96m x 2.39m)** with PVCu double glazed window. 4 Power points. Wall mounted 'Ascot' electric convector heater.

**EXTERNALLY**

Unrestricted 'on street parking' available immediately to fore. Dwarf brick walled decoratively stoned forecourt garden. Enclosed walled/close boarded fenced paved garden with artificial grassed area off measuring approximately **17' 4" (5.28m) with an average width of 20' 6" (6.25m). 2 POWER POINTS. WATER TAP.**

*The property has the benefit of a right of way over the side lane that leads to the rear where there are **2 car parking spaces included in the sale.***









**DIRECTIONS:** - From **Carmarthen** take the **A40 dual carriageway west for St. Clears** and having travelled **past** the '**Showground**' **turn right for Meidrim/Bancyfelin - B4298** - '**Derllys Court Golf Club**' turning - **signposted**. Travel across the dual carriageway **past** the entrance to '**Derllys Court Golf Club**' and **past the turning for Meidrim** - signposted and **continue past 'Hafod Bakery' into Bancyfelin**. Upon entering **Bancyfelin** the property will be found on the **right hand side, just after a row of bungalows** (Cwrt Melin) and **before** the Shop/Primary School/'Fox and Hounds' Public House.

**ENERGY EFFICIENCY RATING:** -

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

**SERVICES:** - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** - BAND C 2023/24 = £1,675.17p. **Oral enquiry only.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

**AVAILABLE BY SEPARATE NEGOTIATION**

The adjoining hardcored lane that serves the shared parking area and plot of land that is beyond the parking area are available by separate negotiation. The enclosed plot of land is level being walled/close boarded fenced and laid to lawn with hardcored areas. This plot of land abuts farmland at the rear.

**GUIDE PRICE = £80,000** for the plot of land, 2 parking spaces and entrance lane.



**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

03.10.2023 - REF: 6681