

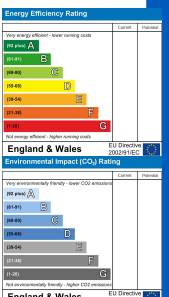


## Hillcrest Penybank, SA19 7SU

- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- DOUBLE INTEGRAL GARAGE
- RURAL SETTING
- OIL CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- VERSATILE LIVING SPACE
- UNIQUE POSITION
- PANORAMIC VIEWS
- EPC TBC

**Offers In The Region Of £400,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

**The Agent that goes the Extra Mile**

### GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band G

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

KAB/KAB/07/25 DRAFT

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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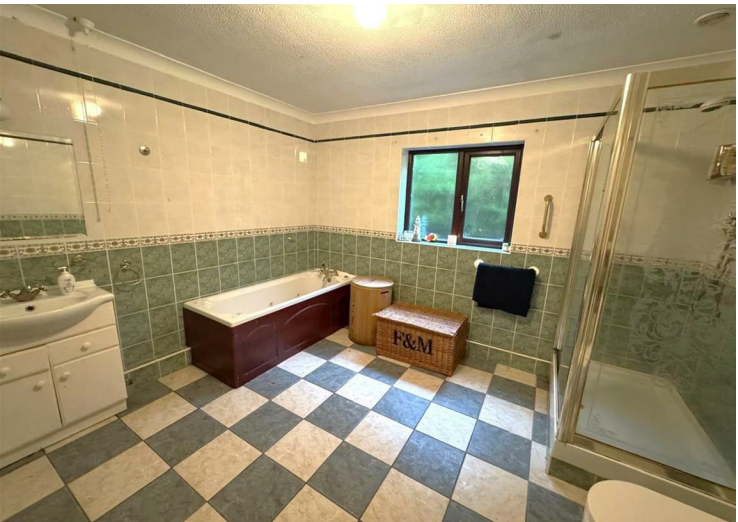


### STUNNING TOWY VALLEY AND BLACK MOUNTAIN VIEWS

The rare opportunity has arisen to purchase this three bedroom detached property in the sought-after village of Penybanc on the outskirts of Llandeilo. The property boasts 173 square metres of space briefly comprising kitchen open plan to dining room, utility room with WC, lounge with stunning rural views, three double bedrooms and family bathroom. The property benefits from an integral double garage with power, light and roller shutter doors along with ample driveway parking and patio area for socialising.

The property is situated on top of a hill benefitting from truly beautiful uninterrupted views which vary daily and the property is ideal for families or as a retirement property. Must be viewed to fully appreciate the space on offer.

Nestled in the Towy valley and on the edge of the imposing Brecon Beacons you will find the market town of Llandeilo. This vibrant cosmopolitan town draws people in with its independent shops, vibrant pubs and restaurants, delis and butchers and local beauty spots. The town has its famous Dinefwr estate – with beautiful walks and National trust house which hosts many events and celebrations. The town is full of places to discover and there are always events in the community centre and throughout the town. For children, there is a local primary and secondary school, clubs and societies and nurseries.



### DIRECTIONS

From Carmarthen head out to Llandeilo on the A40 towards Brecon. After approximately 14 miles you will pass The Cottage Inn on your right, start signalling shortly after then turn left signposted for Pen-Y-Banc. Follow this road until reaching a junction and turn left. Follow the road up the hill where you will see speed signs, turn left down the drive of Hillcrest immediately after these signs. What3words: ///thud.dove.ducks

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.