

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<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.

CFP/ARW/07/23OK ARW

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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

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5 Llys Y Felin, Bancyfelin, Carmarthen, Carmarthenshire, SA33 5NG

- DETACHED PROPERTY
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING
- WONDERFUL VIEWS
- VILLAGE LOCATION
- FOUR BEDROOMS
- WRAP AROUND GARDEN
- UTILITY ROOM
- EN-SUITE BATHROOM
- EPC RATING D

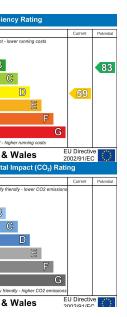
Offers Over £375,000

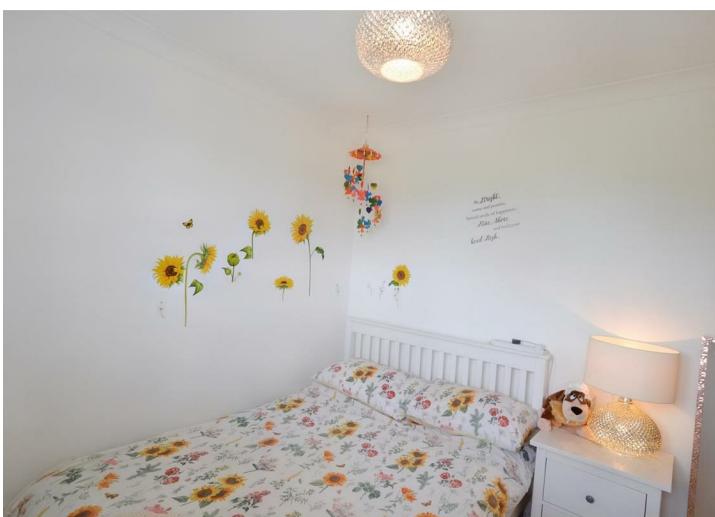
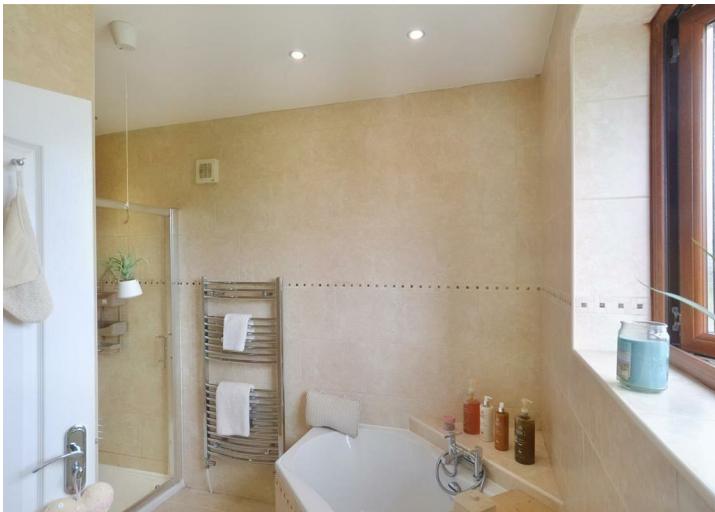
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The Agent that goes the Extra Mile





DIRECTIONS

From our office on Dark Gate, Follow Lammas St, Morfa Ln/B4312 and A4242 to A40. Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 2nd exit onto A40. Take the right turning for Bancyfelin B4298. Continue on this road and Turn right onto Llys Y Felin, Property at end of street. WHAT 3 WORDS : //statement.remotes.intention

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.