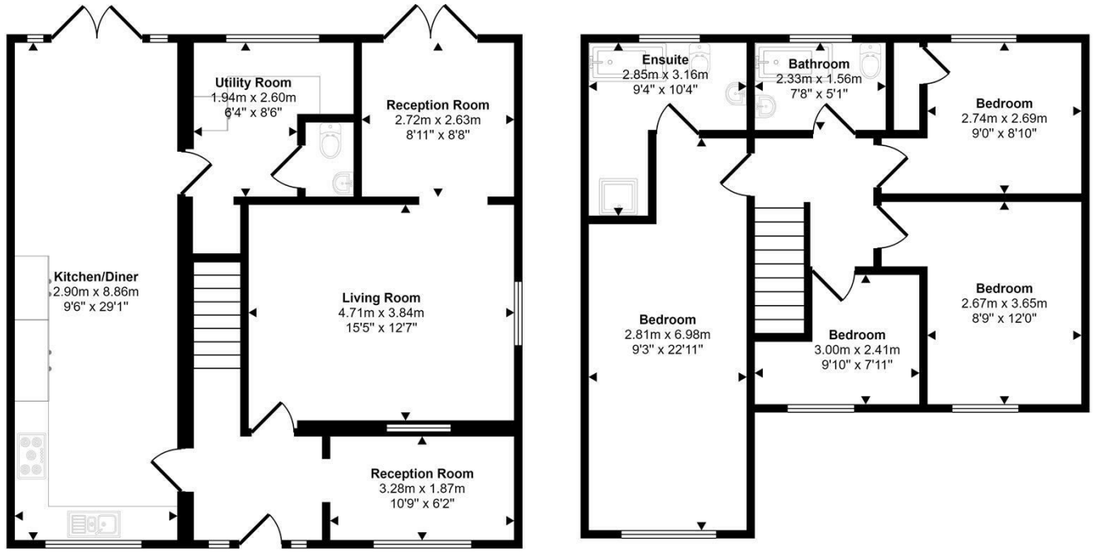
Approx Gross Internal Area
143 sq m / 1535 sq ft




Ground Floor
Approx 79 sq m / 851 sq ft




First Floor
Approx 64 sq m / 684 sq ft

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.

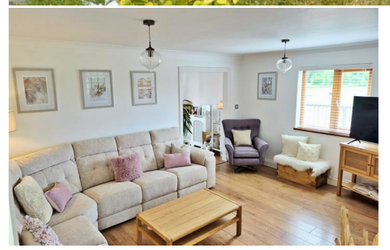
*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

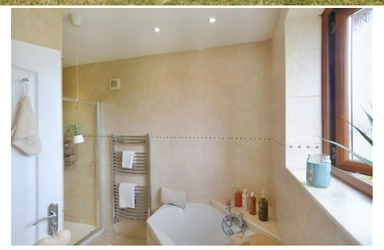
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655



01267 236655
www.westwalesproperties.co.uk



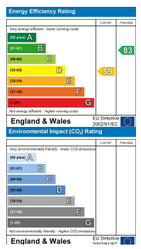






## 5 Llys Y Felin, Bancyfelin, Carmarthen, Carmarthenshire, SA33 5NG

- 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 In Excess Of £325,000

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9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

**The Agent that goes the Extra Mile**























Beautifully Presented Four-Bedroom Detached Home in Sought-After Bancyfelin

This is a fantastic opportunity to purchase a beautifully presented four-bedroom detached home in the desirable village of Bancyfelin, ideally located between Carmarthen and St Clears. Offering a flexible layout and a warm, welcoming feel throughout, this property would make a wonderful family home. Early viewing is highly recommended to truly appreciate all it has to offer.

The ground floor features an inviting entrance hall, a front reception room that would work perfectly as a home office, study, or playroom, and an open-plan kitchen/diner with patio doors opening out to the rear garden—ideal for hosting or family meals. There's also a utility room and a convenient W/C. The living room connects to an additional reception room, also with access to the garden, creating a lovely flow between the indoor and outdoor spaces.

Upstairs, you'll find four well-proportioned bedrooms, a modern family bathroom, and an en suite in the main bedroom, complete with both a bath and a separate shower.

Outside, the property benefits from off-road parking for multiple vehicles and a neatly maintained front lawn. A side pathway leads to a raised decking area with far-reaching views over open farmland—perfect for enjoying a morning coffee or relaxing in the evening. The rear garden includes both lawn and patio areas, offering an ideal space for outdoor dining or unwinding in the fresh air.








## 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.