



## 131 Heol Y Banc, Llanelli, SA15 5DW

### £1,150 Per month



Evans Estates highly recommends a viewing for this spacious and well presented 3 bedroom property located in the sought after village of Bancffosfelen.

C

**\*\*Arrange your viewing now to avoid disappointment\*\***

This property is within easy access of Carmarthen and Llanelli Towns and the M4/A48 link. Approximately 5 miles from the expanding shopping village of Cross Hands. There is also a primary school in the village of Bancffosfelen. Nearby is the The village of Pontyberem which boasts many amenities, such as, Primary School, convenience store, hairdressers, public houses, community hall etc all within a 5-10 minute walk from the property.

Briefly this property consists of a spacious lounge and a open plan kitchen/dining/sitting room, utility room, 3 x double bedroom one with en-suite and walk in wardrobe and a large bathroom.

Externally and to the front there is a driveway with parking for 2-4 vehicles, Side access leading to the rear garden which features a patio area, artificial grass and 1 x outbuilding.

EPC - C  
Council Tax - C  
Oil Central Heating

Checks and References will be made on potential tenants.

- Viewing Highly Recommended
- Open Plan
- En-Suite
- Off Road Parking
- Property presented very well
- Spacious Rooms
- Three double bedrooms
- Walk in Wardrobe
- Council Tax C
- Unfurnished

