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Ucheldir, Bancyffordd, Llandysul, Carmarthenshire, SA44 4RY

Offers Around £395,000

An exceptionally attractive EXTENDED and very well presented cavity built DETACHED FREEHOLD MODERN FAMILY SIZED BUNGALOW in excellent order throughout and comprising a good sized OPEN PLAN LOUNGE / KITCHEN DINING ROOM, A SUN ROOM EXTENSION, 3 BEDROOMS (ALL DOUBLES AND 1 EN-SUITE) A GARAGE ROOM AND AN UTILITY ROOM. The rear offers a good sized decking / relaxation area and dog pen, while to the front there is ample OFF ROAD PARKING FOR AT LEAST 3 CARS. The bungalow benefits from full OIL CENTRAL HEATING, FULL DOUBLE GLAZING and is a mere 2.5 miles from the Teifi valley town of Llandysul and just 20 minutes drive north of the county town of Carmarthen. NO ONWARD CHAIN. SUPERFAST BROADBAND.

LOCATION & DIRECTIONS

Enjoying a very pleasant setting on the edge of the rural hamlet of Bancyffordd and benefiting from superb distant views to the west over the Teifi Valley and the Preselis, yet only 2.5 miles south of Llandysul - well served with local amenities including Primary and Secondary Schools, good local shopping centre, Leisure Centre, Banks and Health Centres. About 12 miles (20 minutes) north of Carmarthen County town. From CARMARTHEN take the A484 Cardigan Road north for about 3 miles to BRONWYDD ARMS. Turn right on the B4301 signposted Llanpumsaint. Proceed through the village and past the HOLLYBROOK INN and after a further half a mile turn left again signposted LLANPUMSAINT. Continue for about 2 miles to the village of LLANPUMSAINT and pass straight on through and back out into open countryside and on again for about 5 miles to the hamlet of BANCYFFORDD. The property will be seen on the right and identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We are informed the bungalow was built in the 1980s of brick / block cavity walls with elevations partly of facing stone to provide the following top quality accommodation. FRONT ENTRANCE HALLWAY with an Italian style tiled floor, large double cupboard, the main loft access to the insulated and partially boarded loft and door off to the

LOUNGE AREA

25'0" max x 12'10" max (7.625 max x 3.922 max)



With excellent quality "Quickstep" laminate flooring, patio doors to the rear garden and a Morso LPG fuelled stove in an attractive surround.

KITCHEN AREA

19'1" x 7'3" (5.823 x 2.230)



With an Italian style tiled floor and fitted with a quality range of William Ball base and eye level units incorporating a single drainer acrylic sink, Rangemaster electric oven / LPG hob cooking range.

SUN ROOM

14'0" x 13'6" (4.273 x 4.125)



A superb addition to the dwelling, this room offers Oak flooring, glazing to 3 elevations, Hammond fitted desk / TV unit (ideal for home working) and double patio doors to the front.

SIDE LOBBY / BOOT ROOM

7'10" x 6'10" (2.394 x 2.102)



Again with an Italian style tiled floor, half glazed side door and room for an American styled upright fridge / freezer.

REAR DOUBLE BEDROOM 1

12'11" x 12'11" (3.952 x 3.941)



Having full width fitted Hammond wardrobes.

EN-SUITE BATHROOM

9'0" x 8'7" (2.767 x 2.640)



With a tiled floor and fitted with a Jacuzzi bath, pedestal wash basin, WC and corner shower cubicle.

FRONT DOUBLE BEDROOM 2

10'8" x 9'8" (3.275 x 2.967)



REAR BEDROOM 3

12'11" x 7'11" (3.941 x 2.424)



Window overlooking the back garden etc.

FAMILY SHOWER ROOM

11'1" x 6'10" max (3.383 x 2.083 max)



We understand this room was refurbished in 2012. Fully tiled and fitted with a modern white bathroom suite comprising a large washbasin with integral cupboards, WC and large walk-in shower cubicle.

UTILITY ROOM

11'10" x 8'8" (3.615 x 2.667)



Fitted with a Grant oil fired combi boiler for both the central heating and domestic hot water, a range of base units inc a twin bowl stainless steel sink and plumbing for an automatic washing machine.

GARAGE / SPARE LIVING ROOM

17'6" x 8'8" (5.337 x 2.647)

Currently having a laminate floor, central heating and an electric garage door. Good sized storage cupboard to one end. Loft access.

EXTERNALLY



To the front of the bungalow there is a tarmac hard-standing (big enough for at least 3 cars) next to the INTEGRAL SINGLE GARAGE / WORKSHOP and a private lawn with an insulated GARDEN SHED. To the one side, there is a recycling storage area next to the good sized rear garden - currently partly gravelled with a good sized DECKING AREA, a ENCLOSED DOG RUN etc.

SERVICES

Mains electricity and water. Private drainage to septic tank. Full oil central heating - we are informed the new Grant boiler was installed in 2020. Full double glazing. For prospective buyers who need fast broadband (eg home workers) the download speed is 149 mbps and the upload speed is 30.5 mbps.

BOUNDARY PLAN

PLEASE NOTE: THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2022 / 2023 financial year is £2,175 which equates to approximately £181.25 per month before discounts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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