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**Bancyffynnon, Bancyffordd, Bancyffordd, Llandysul, Carmarthenshire, SA44 4RY**

**Offers Around £155,000 ono**

A very well presented detached double fronted extended freehold MODERNISED COTTAGE in VERY GOOD CONDITION (with brand new carpets, laminated floors etc) and ready for immediate occupation. The property comprises 1 LIVING ROOM, A RECENTLY FITTED KITCHEN, 2 BEDROOMS (1 DOUBLE) A CONSERVATORY, SHOWER ROOM and benefits from full OIL CENTRAL HEATING AND DOUBLE GLAZING. There is off-road parking for 2 cars at the front, while to the rear there is an easily maintained enclosed garden. 12.5 miles from Carmarthen. 2.5 miles from Llandysul. Empty property – No onward chain. EPC Rating: D



## LOCATION & DIRECTIONS

What3Words Location [///chugging.gamer.budding](#) Pleasantly situated on the edge of the small hamlet of Bancyffordd, about 2.5 miles from the Teifi Valley town of Llandysul with local shopping centre, Primary and Secondary Schools and Leisure Centre. About 12.5 miles north of Carmarthen and approx 7.8 miles from Newcastle Emlyn. The property has the benefit of westerly views over open countryside towards the Preseli Mountain range in North Pembrokeshire. From CARMARTHEN take the A484 main Cardigan Road north for 3 miles to Bronwydd. On approaching the village turn right on the B4301 signposted Llanpumsaint. Proceed about 1½ miles and take the first Council Road on the left (again signposted Llanpumsaint). Carry straight on through the village, under the Railway Bridge, and on out into open countryside and continue straight on for about a further 5 miles to BANCYFFORDD and the property will be seen on the left just before leaving the hamlet.

## CONSTRUCTION

We understand the property is mainly built of traditional stone walls with a more recent cavity built extension, with elevations rendered and painted under a pitched tiled roof, to provide the following very well kept accommodation.

## LIVING ROOM

14'3" x 11'0" (4.35 x 3.37)



With a half glazed upvc door to the front and French doors leading to the rear conservatory.

## KITCHEN / BREAKFAST ROOM

11'0" x 10'5" (3.37 x 3.20)



Recently fitted with brand new good quality kitchen units incorporating a BECO electric oven, matching 4 ring ceramic hob, a brand new washing machine, a stainless steel single drainer sink, ample Formica type worktops, space for an American style fridge / freezer

## CONSERVATORY

7'2" x 5'10" (2.19 x 1.80)



Having a quality laminate floor and glazing to 3 elevations.



## BEDROOM 1

10'5" x 7'4" (3.18 x 2.26)



## SINGLE BEDROOM 2 / HOME OFFICE

10'2" max x 6'3" (3.12 max x 1.93)



Having a laminate floor and perfect for use as a 2nd bedroom or a home office or dressing room.

## SHOWER ROOM

12'0" x 5'4" (3.67 x 1.64)

With a red quarry tiled floor, half tiled walls and fitted with a modern white bathroom suite comprising a pedestal washbasin, WC and large walk-in shower cubicle. Louvre fronted double airing cupboard to the side housing the Grant oil fired combi boiler.

## EXTERNALLY

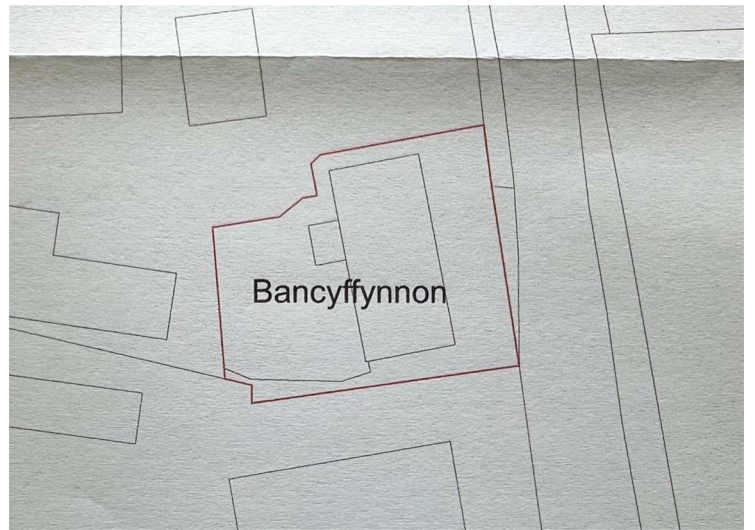


To the front, there is a gravelled hardstanding, big enough for 2 cars, while to the rear there is an enclosed level garden with shrubs.

## SERVICES

Mains electricity and water. Shared private drainage to a septic tank. Full double glazing. Full oil fired central heating.

## BOUNDARY PLAN

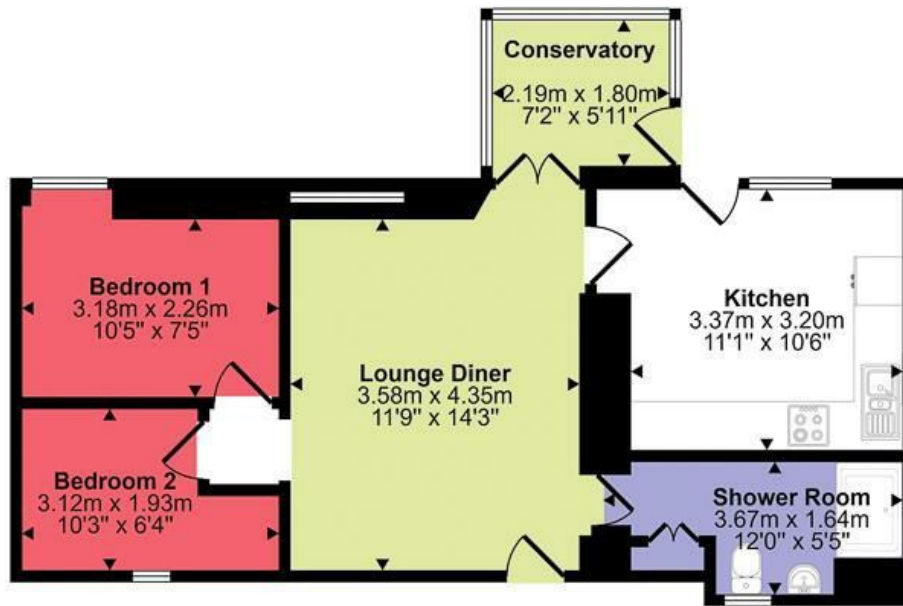


PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

## COUNCIL TAX

We understand that the property is in Band C and that the Council Tax payable for the 2025 / 2026 Financial Year is £1,890.51 which equates to approx £157 a month.

Approx Gross Internal Area  
56 sq m / 599 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>57</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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