

**www.evansbros.co.uk**



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: [llanybydder@evansbros.co.uk](mailto:llanybydder@evansbros.co.uk)



## Maesycod, Bancyffordd, Llandysul, SA44 4RY

**Asking Price £335,000**

**\*\*MUST BE VIEWED TO BE APPRECIATED\*\*** Very well appointed & enviously situated 3 bedroomed detached bungalow offering a perfect blend of comfort and tranquillity. Finished to a high standard, the property boasts a lovely living room that invites natural light, creating a warm and welcoming atmosphere. The bungalow features 3 well-proportioned bedrooms, ideal for families or those seeking extra space for guests, as well as a large studio/gym space with an abundance of potential uses.

One of the standout features of this property is its completely private rear garden, which backs onto picturesque open fields. This serene outdoor space is perfect for enjoying peaceful afternoons or entertaining friends and family in a delightful setting. Situated in a lovely quiet semi-rural location, the bungalow is still conveniently close to local towns, providing easy access to amenities and services. This property is chain-free, allowing for a smooth and immediate occupation, making it an excellent choice for those looking to move without delay.

This property is a rare find, combining modern living with the beauty of nature, all within a friendly community. It is an ideal home for anyone seeking a peaceful lifestyle without sacrificing convenience. **AVAILABLE CHAIN FREE & AS A GOING CONCERN.**

## Location



Enjoying a very pleasant tucked away 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 the county town of Carmarthen which provides good access to the M4, along with rail transport and further services.

## Description



A very well appointed bungalow that is ready for immediate occupation, available chain free & as a going concern with all fixtures & fittings included. The 3 bedroomed property is in very good order throughout & has been finished to a high standard with quality oak & tiled flooring throughout. The property benefits from solar PV panels which provide a quarterly income as well as keep the running costs of the property low, the property also benefits from oil fired central heating & hardwood double glazing throughout & affords more particularly the following -

### Front Entrance Porch to -

## Reception / Boot Room

8'6" x 6'8" (2.59m x 2.03m)



with tiled flooring, stable door, radiator, uPVC stained glass door to -

## Entrance Hallway

13'5" x 5'8" (4.09m x 1.73m)



with tiled flooring & vertical designer rad, doors to -

## Living Room



A lovely room to the front of the property with plenty of natural light beaming through the picture window, the room has a very homely feel with high quality oak flooring, alcove shelving & an attractive Morso Squirell cast iron multi fuel burner on a slate hearth with oak beam above.

## Kitchen / Diner

15'8" x 10'3" (4.78m x 3.12m)

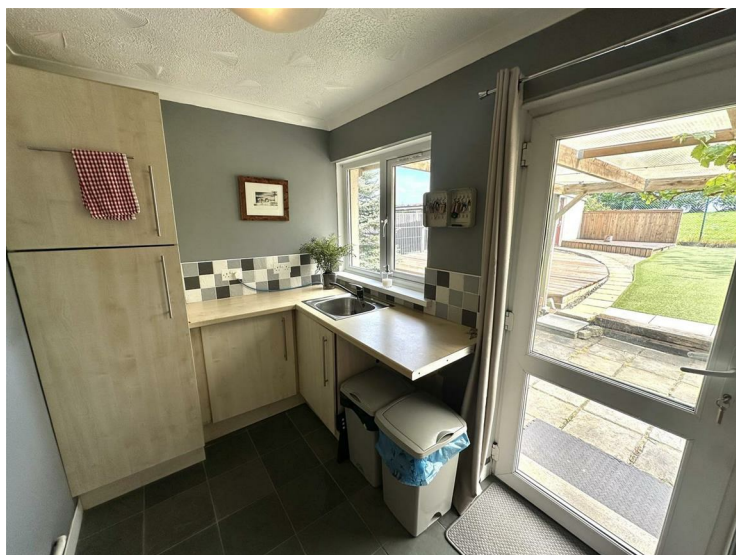


An open plan kitchen / diner with plenty of daylight, part tiled with a good range of base & wall units, 'Bosch' electric induction hob with extractor hood over, 'AEG' electric oven, fridge / freezer, integrated dishwasher, single drainer sink, spotlights & attractive tiled flooring,



## Utility Room

8'8" x 6'1" (2.64m x 1.85m)



being part tiled & accessed through feature stable door, with base units, single drainer sink, plumbing for automatic washing machine beneath the worktop & door to grounds at rear

## Inner Hallway

3'1" x 2'5" (0.94m x 0.74m)

access to insulated loft & doors to -

## Airing Cupboard

### Bedroom 1

10'1" x 7'9" (3.07m x 2.36m)



with oak flooring, built in wardrobes & shutter style blinds

### Bedroom 2

11' x 10'1" (3.35m x 3.07m)



Being spacious in nature with oak flooring

### Bedroom 3

12' x 7'5" (3.66m x 2.26m)



with electric under floor heating & wall mounted control panel adding to the comfort of the room, tiled flooring, built in wardrobe & shutter style blinds

### Bathroom

8'2" x 8' (2.49m x 2.44m)



An attractive contemporary suite with tiled walls accessed through frosted glass style door with corner bath, WC, quadrant shower enclosure with power shower, wash hand basin, base & wall toiletries cupboards, extractor fan, extractor fan

### Studio / Gym

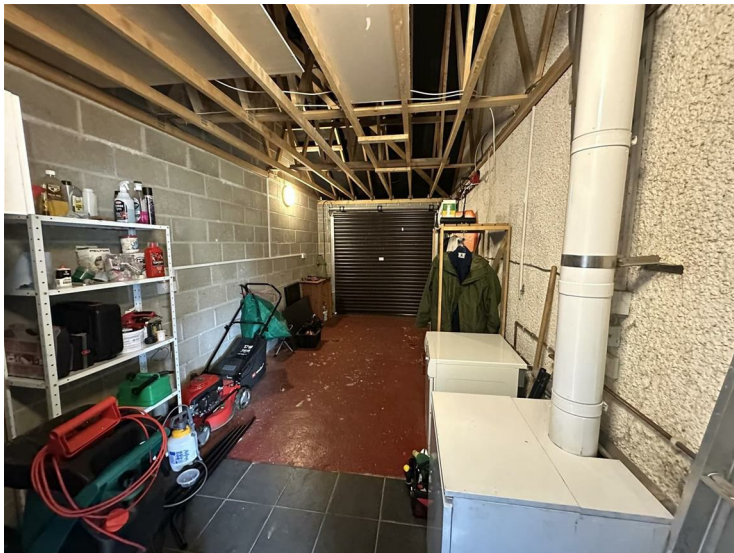
22'1" x 9'4" (6.73m x 2.84m)



A very useful space with the benefit of central heating & double glazing, previously used as a gym but suitable for a multitude of uses such as a studio, home office etc.

### Garage

19'8" x 9'5" (5.99m x 2.87m)



A useful garage space with electricity connected, electric up and over garage door, P.V. Inverter unit, 'Grant' oil boiler, plumbing for automatic washing machine, part tiled

### Externally



The property has walled & gated frontage along with a mature hedgerow & benefits from a lovely vibrant front garden laid to lawn & with various colourful plants & shrubbery, there is also a decking area to the front & rear, perfect for soaking up the sun or for BBQ, family entertainment etc. The tarmac drive provides ample parking space along with an electric car charging point.

The rear of the property provides a spacious & completely private enclosed space that is not overlooked, backing onto the open countryside with distant views over the Teifi Valley & beyond being a particular selling point of this property. The veranda off the rear of the bungalow with patio grounds provides a perfect shaded spot & also plenty of room for storing logs for the woodburner!

### Front Decking Area



## Veranda



## Garden Shed

### Gardens



## Workshop

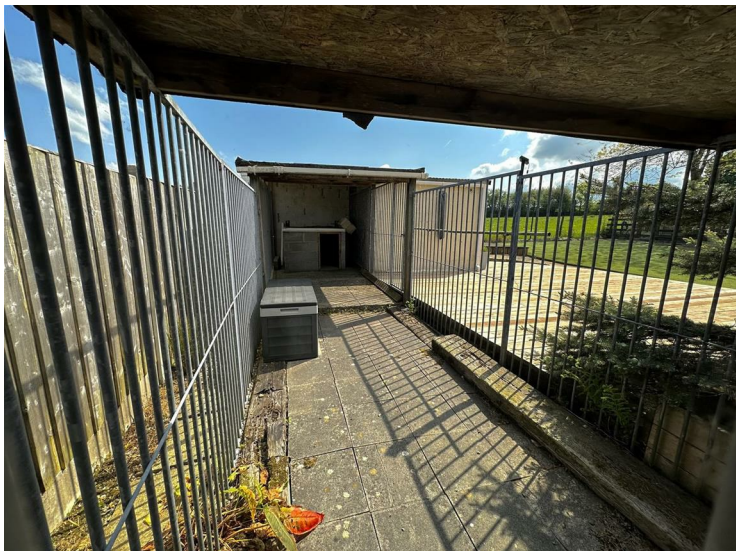


with electricity connected, ideal as a wood store or a workspace for those with DIY pursuits at heart.

## Shed

A further useful space with shelving & electricity connected

## Kennel / Run



## Greenhouse



## Services

We are informed that the property is connected to mains water & electricity, private drainage, oil fired central heating. Solar panels with feed in tariff we are informed worth approximately £1600 per annum in income. Ultrafast broadband is available at the property (subject to any connection charges)

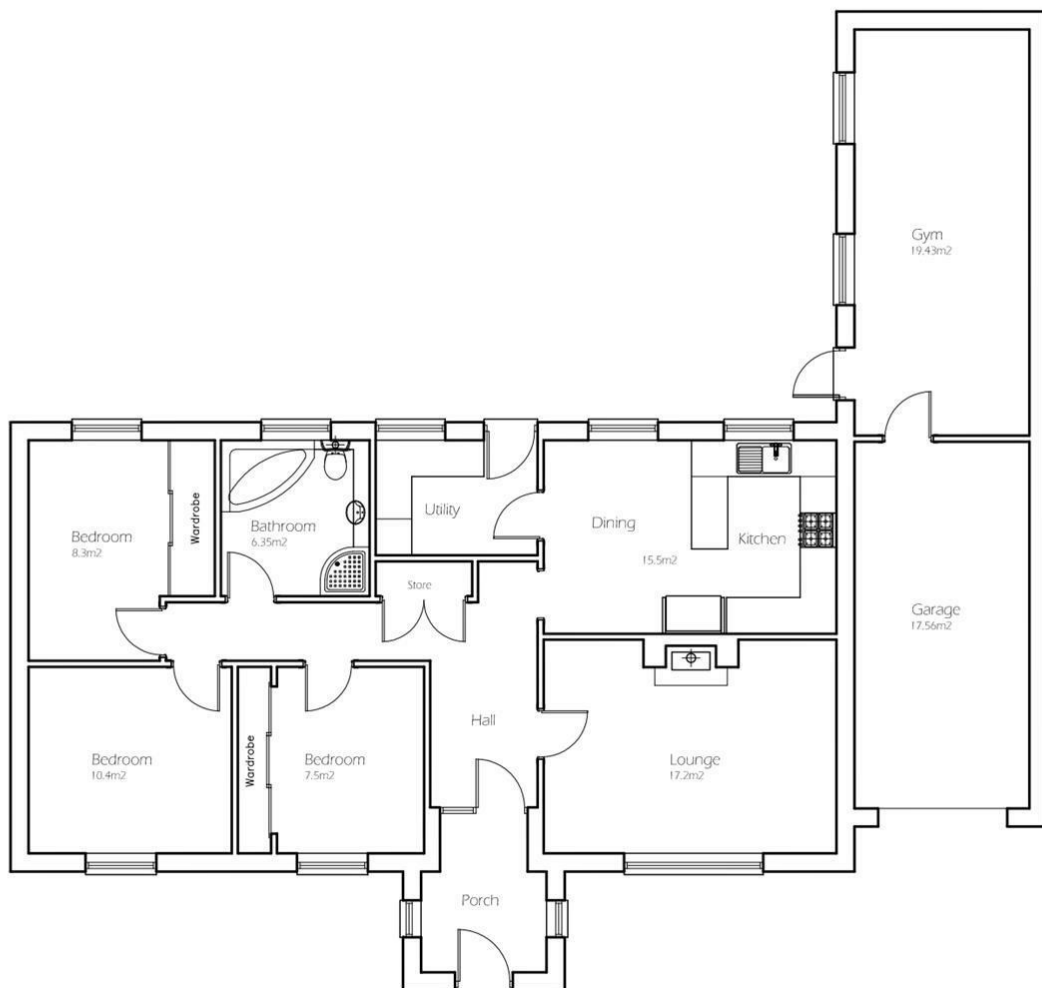
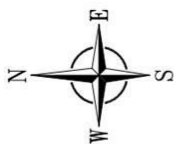
### **Council Tax Band 'E'**

We understand that the property is in council tax band 'E' with the amount payable per annum being ££2390.37

### **Directions**

What3Words: essays.mouse.retiring

From Carmarthen take the A484 Cardigan Road north for about 3 miles to Brownnydd 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.



Maes-y-Coed  
Bancyffordd,  
SA44 4RY



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 95        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      |           |
| (55-68) D                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
**Tel:** (01570) 422395



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462