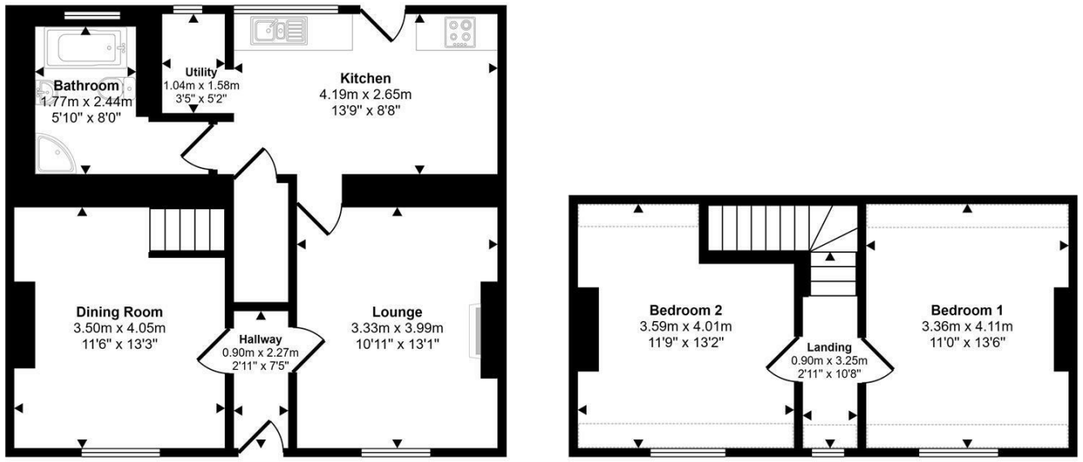
Approx Gross Internal Area
90 sq m / 971 sq ft



Ground Floor
Approx 57 sq m / 616 sq ft

First Floor
Approx 33 sq m / 355 sq ft

Denotes head height below 1.5m

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.

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.
COUNCIL TAX: Band 'C'
HEATING: C

ref: CPF / LLE/ FEB / 26/ OK

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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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

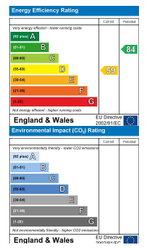
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



17 High Street, Bancyfelin, Carmarthen, SA33 5ND

- MID-TERRACE COTTAGE
- IDEAL FIRST TIME BUY
- TWO RECEPTION ROOMS
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- GAS CENTRAL HEATING
- CHARACTER FEATURES
- TWO DOUBLE BEDROOMS
- UTILITY ROOM
- ON STREET PARKING
- EPC RATING: D



£195,000

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9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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The Agent that goes the Extra Mile













A brilliant opportunity to acquire a quaint character cottage, situated in the highly desirable village of Bancyfelin, Carmarthen. Conveniently located within distance to an array of amenities including a primary school, post office and a private hospital, you are also just a short drive away from Carmarthen town centre. The mid-terrace property offers an abundance of charm throughout, and would make the ideal home for a small family or a first time buyer. Viewing is highly recommended!

Upon entering the property, you are instantly greeted by a warm and welcoming atmosphere. Many original features also flow throughout the property, including exposed beams and fire surrounds. The ground floor accommodation comprises; an entrance hallway, a living room which features a fireplace with log burning stove, a second reception room/dining room, a kitchen with utility area, and the downstairs family bathroom. The first floor is home to two well appointed double bedrooms, both featuring those gorgeous exposed beams. The property benefits from UPVC double glazing and has gas central heating.

Externally, the property boasts a substantial lawned garden to the rear, providing a great space for children to play. With ample space for outside seating, it would make a great space for entertaining guests in the summer and dining al fresco.









Bancyfelin is a peaceful village approximately 7 miles from the County Town of Carmarthen via the A40. Bancyfelin boasts a bilingual primary school, post office and shop, pub and private hospital. Bancyfelin has many community events throughout including its annual summer carnival. Regular bus services go from Bancyfelin to Carmarthen town. Carmarthen has all the necessities and excellent bus and rail links.







DIRECTIONS

Starting from Dark Gate in Carmarthen, head west towards Heol Y Felin (Mill Street) and continue onto Lammas Street. After about 0.3 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, then at the next roundabout, take the second exit onto the A40. Continue on the A40 for about 6 miles, then turn right. Follow the road and continue onto Felin Gardens. Your destination, 17 High Street, Bancyfelin, Carmarthen SA33 5ND, will be on the left. What/Three/Words:///caressed.spotted.harps

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.