

Ground Floor

Approx 106 sq m / 1141 sq ft

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.

GENERAL INFORMATION
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.
TAX: Band E
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/LSM/07/25 DRAFT

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

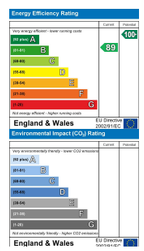
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Caegarw Fach Cottage Bancffosfelen, Llanelli, Carmarthenshire, SA15 5BR

- DETACHED BUNGALOW
- BEAUTIFUL COUNTRYSIDE VIEWS
- KITCHEN/BREAKFAST ROOM
- GARAGE/STABLES
- HEATING - AIR SOURCE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- WRAP AROUND GARDENS
- VILLAGE LOCATION
- EPC - B



£415,000

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The Agent that goes the Extra Mile

















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Nestled in the peaceful village of Bancffosfelen, this delightful three-bedroom detached cottage offers a rare opportunity to enjoy rural living with modern comfort, generous outdoor space, and breathtaking countryside views. The property also benefits from solar panels and an air source heat pump.

Set back from the road, the property boasts a private driveway with ample off-road parking for multiple vehicles, including space for a motorhome or caravan. A detached garage/workshop provides excellent storage or hobby space, and includes stables, perfect for equestrian enthusiasts or those with animal interests.

Inside, the accommodation is well laid out for comfortable family living. The property features an entrance porch, kitchen/breakfast room, ideal for everyday use, along with a separate dining room for formal meals and entertaining. A generous lounge offers a cosy yet bright space to relax, complete with views of the garden or countryside beyond. There are three well-proportioned bedrooms, offering flexibility for families, guests, or home working, along with a well-appointed family bathroom.

The gardens are a true highlight of this home. Beautifully landscaped and lovingly maintained, they feature planted borders with mature shrubs and flowers, a peaceful koi pond, and a patio area perfect for outdoor dining or simply enjoying the peaceful surroundings. The property benefits from uninterrupted countryside views, providing a tranquil and private setting.

This cottage is ideal for buyers seeking a semi-rural lifestyle with space to enjoy the outdoors, garden, keep animals, or simply unwind in a natural setting—all while remaining close to local amenities and nearby towns.

Early viewing is highly recommended to fully appreciate the charm, space, and unique setting this property has to offer.







DIRECTIONS

From our office on Dark Gate, head west and continue onto Lammas Street. Turn left onto Morfa Lane (B4312), Take the A484 out of Carmarthen towards Cwmffrwd, take the left hand turn at the fork onto the B4309. Shortly after turning off take the left hand turn for the B4306, signposted Bancffosfelen and Pontyberem. Drive for approx. 8 miles and after passing the school, the property is the last on the right. What three words: ///decades.snow.tilts

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