

Terry Thomas & Co

ESTATE AGENTS



Flat 4 Felin Gardens 23 High Street

Bancyfelin, Carmarthen, SA33 5ND

Located in the heart of the charming village of Bancyfelin, this delightful first-floor flat at 23 High Street offers a perfect blend of comfort and convenience. With one reception room, one bedroom, and a well-appointed bathroom, this property is ideal for individuals or couples seeking a peaceful retreat within a vibrant community.

The flat boasts an open-plan lounge and dining area, creating a spacious and inviting atmosphere for relaxation and entertaining. The kitchen is functional and well-equipped, making it easy to prepare meals and enjoy the culinary delights of home. The bedroom provides a tranquil space for rest, while the bathroom is designed for both comfort and practicality.

Bancyfelin is well-served by essential amenities, including a local hospital, post office, primary school, and various shops, ensuring that all your daily needs are within easy reach. The nearby town of Carmarthen, located approximately five miles to the east, offers a wider range of facilities and excellent transport links, including the A40 and A48 dual carriageways, which provide seamless access to the M4 corridor.

The property benefits from economy 7 central heating and Dimplex electric storage heaters throughout, ensuring warmth and comfort during the cooler months. This flat presents an excellent opportunity for those looking to embrace village life while remaining connected to the conveniences of town living. Whether you are a first-time buyer or seeking a rental investment, this property is not to be missed.

Offers in the region of £55,000

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Entrance

Staircase to rear of the building, with an autumn leaf multi glazed entrance door leading in to the Lounge.

incorporating a single drainer

stainless steel sink. Electric cooker point. Breakfast bar area. Space for fridge, Plumbing for washing machine.

which houses the pre-lagged copper hot water cylinder.

Lounge

15'3" x 9'9" (4.65 x 2.99)

Softwood-framed double glazed window to fore. Built-in storage cupboard. Open archway through to the Kitchen, and doors leading off to the Bedroom and Bathroom.

Bedroom

9'8" x 9'7" (2.96 x 2.93)

Softwood-framed double glazed window to rear. Access to loft space via pull-down ladder.

Externally

Access to the property is from the rear of the building, via a staircase up to the door. Unrestricted on-street parking to fore. A shared concreted pathway leads to the rear garden plot, which is mainly laid to lawn.

Kitchen

6'2" x 10'7" (1.89 x 3.23)

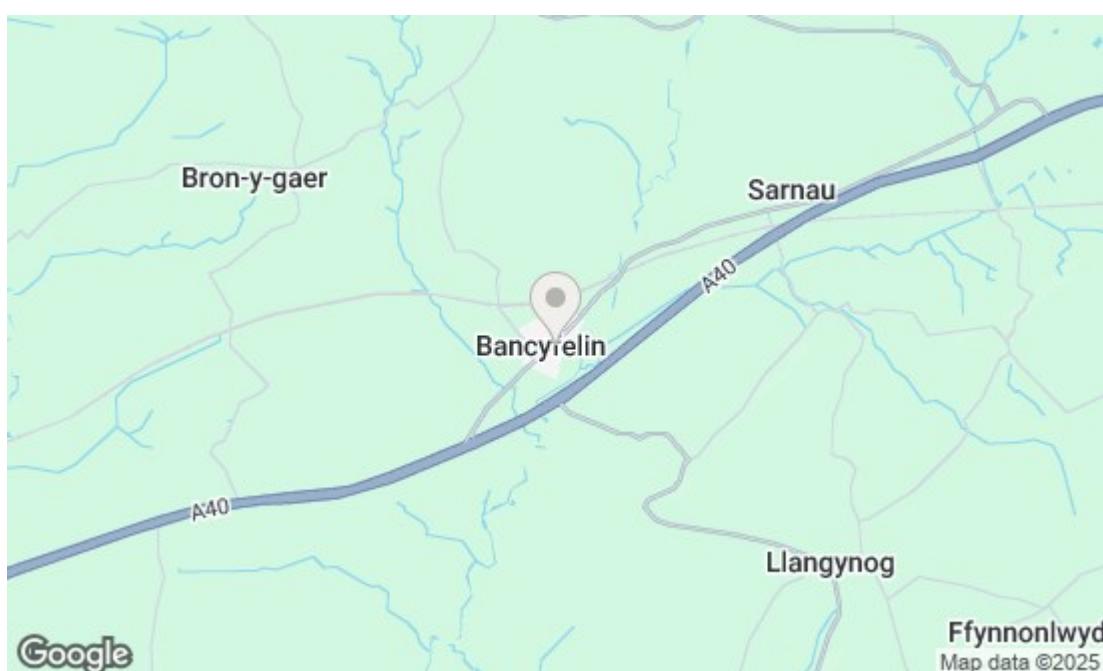
Softwood-framed double glazed window to rear. A range of fitted base and eye-level units, with a marbleised-effect worksurface over

Bathroom

7'8" x 6'4" (2.34 x 1.94)

A 3-piece suite in white comprising of a pedestal wash hand basin; low-level WC; and panel bath with a 'Triton' electric shower fitment over.

Autumn leaf double glazed window to fore. Built-in airing cupboard





Floor Plan



Type: Flat

Tenure: Leasehold - Share of Freehold

Council Tax Band: A

Services: Mains water, electricity and drainage

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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