

Terry Thomas & Co

ESTATE AGENTS



Parc ydelyn Meidrim Road Bancyfelin, Carmarthen, SA33 5NZ

Superbly presented, sympathetically modernised 3 acre residential holding, boasting a wealth of charm and character throughout. The property is very well appointed in a semi-rural location, having panoramic rural views over the surrounding countryside and situated approx. 2 miles off the A40 dual carriageway and approximately 10 minutes from the centre of Carmarthen midway between the popular village communities of Meidrim and Bancyfelin. The living accommodation briefly comprises 4 bedrooms (2 en-suites), family bathroom, 3 reception rooms, fitted kitchen, utility room and a generous sized reception hall. Detached double garage and ample parking to fore.

Offers in the region of £695,000

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Entrance hall

24'10" x 8'7" (7.57 x 2.64m)

A wood grained effect composite double glazed entrance door with stained glass motif inserted and matching feature on side panel window. Leading to generous sized large entrance hall feature vaulted ceiling Bath stone tiled floor, two double glazed windows to fore, double glazed window to side. Roll top Victorian style radiator. Mirror fronted hard wood French doors leading through to the reception room bevel glazed French doors leading through to dining room further Victorian roll top radiator. Hard wood door. Leading to rear garden. Walk-in coat storage cupboard.

Cloak room w/c

"Sanitan" low level w/c and a wash hand basin with a vanity under. LED down lighting and extractor. Access to loft storage over. Hard wood double glazing window to side.

Bath stoned tiled floor.

Formal Lounge (Barn)

19'0" x 24'7" (5.81m x 7.50m)

Large feature open inglenook fireplace with original wood beam and a wood burner stove on slate hearth. Features exposed pointed stone to the breast and surround. Two Victorian type roll top radiators. Hard Wood double doors leading out to front forecourt with double glazed panel windows to either side and a further double glazed window. Downlighting throughout the room and part feature exposed stone walls. Original beam to ceiling, quality carpet throughout.

Guest bedroom first floor (Barn)

18'11" x 14'4" extending to 23'0" (5.78m x 4.39m extending to 7.02m)

Feature vaulted ceiling, double aspect room with uPVC double glazed windows to three sides giving a light and airy feel. Two double panelled radiators both thermostatically controlled. Further uPVC double glazed window to west side. Built in cupboard. TV point.

Guest bedroom En-suite (Barn)

Low threshold walk in shower cubicle with chrome mixer shower fitment. Metro tiled walls, modern style suite of pedestal wash hand basin and w/c. Double glazed Velux window to side, LED down lighting and extractor. Wall mounted chrome ladder towel radiator plus lighted mirror to the rear of wash hand basin. Karndean flooring.

Dining room

13'4" x 10'1" (4.07m x 3.08m)

Downlighting, quality carpeting and roll top Victorian style radiator. uPVC double glazed window to side. Multi bevel glazed door. Leading through to reception room

Family room

12'7" x 13'10" (3.86m x 4.24m)

Staircase to first floor multi bevel glazed door leading through to the kitchen. Under stair storage. Victorian roll top style radiator uPVC double glazed window over looking the front forecourt part carpeted floor and original floor featuring encaustic tiles. Opening framed Victorian style roll top radiator. LED down lighting and through to Snug.

Snug

14'1" x max 11'4" narrowing to 12'8" (4.30m x max 3.46m narrowing to 3.88m)

Feature fire place with stone hearth and Oak mantle piece. Roll top Victorian style radiator, LED down lighting and uPVC double glazed window to front. uPVC double glazed French doors leading through to sun lounge. TV point.

Sun Lounge

15'6" x 11'4" (4.74m x 3.47m)

Vaulted double glazed pitched roof uPVC double glazed windows to three sides on dwarfed exposed pointed brick walls. uPVC double glazed double doors leading out to the formal gardens and grounds. Chinese slate flooring, power and wall lights with double fitment. Corner shower enclosure with a chrome mixer shower

Family Bathroom

8'3" x 10'2" (2.53m x 3.12m)

Part karndean and part tiled flooring. Close coupled economy flush w/c, wash hand basin set within a mosaic tiled body stand. Roll top bath on a raised level with chrome mixer shower and tap fitment with a rain shower head. LED down lighting. Floor to ceiling tiled walls with wall mounted chrome contemporary style radiator. uPVC double glazed window to side.

Kitchen

27'0" x 8'11" (8.25m x 2.74m)

Quality Handmade and very well planned fitted kitchen and a modern thin silestone work surface with a light grey/green soft closing doors and drawer fronts having a feature display unit, all doors and drawer fronts have soft closing. Under mounted sink fitted within the worktop surface. Built in wine cooler "range master" 5 ring induction hob double oven and double grill. Stone tiled flooring and LED downlighting. Feature double pull out pantry cupboard. Fully integrated fridge and freezer, integrated dishwasher and panel radiator. Two uPVC double glazed windows to rear and uPVC double glazed window to side. Part uPVC double glazed door leading out to a gravelled courtyard. Open access through to Utility Room.

Utility Room

10'7" x 8'8" (3.23m x 2.65m)

Double aspect room with range of modern base and eye level units with light grey door and drawer fronts. Wood grain effect work surfaces over the base units incorporating a 1½ bowl porcelain sink with a chrome tap fitment. Metro tiled walls between the base and eye level units plumbing for washing machine, space for tumble dryer, space for fridge. Double panelled radiator. uPVC double glazed windows to side and rear. Stone tiled floor.

Externally

Property has access off the country lane with a sweeping concreted driveway which intersects a variety of well-maintained shrubbery and foliage. This leads to the main gravelled forecourt and front formal gardens. The forecourt provides parking and turning area and leads to the detached double garage. The garage is timber framed under a slate roof and has a remote controlled 12ft door. At the bottom of the driveway there is a detached double garage which provides useful storage. The field as you approach belongs to the property. The property is also fitted with "Dyfed alarms" alarm system. The patio area with a pond feature has a large variety of shrubbery, foliage and larger lawned area. This lawned area leads to a further paddock beyond a post and rail fence. Attached to the external wall of the kitchen is a contained Worcester/Bosch oil boiler.

First Floor Landing

13'10" x 11'3" (4.22m x 3.45m)

A very light area which creates a home office space, having two uPVC windows to rear with a rural outlook. Panel radiator. Doors leading to three bedrooms and large walk-in airing cupboard with shelving. Access to a large boarded and insulated loft space with lighting and electrical points.

Master bedroom

11'5" x 16'0" (3.50m x 4.89m)

A light and south facing double aspect room with extensive views over the surrounding countryside. uPVC double glazed windows to front and side, double panelled radiator. Access to boarded loft storage space with insulation, lighting and electrical points. Door through to en-suite.

En suite/ Shower room

11'1" x 7'1" (3.38m x 2.17m)

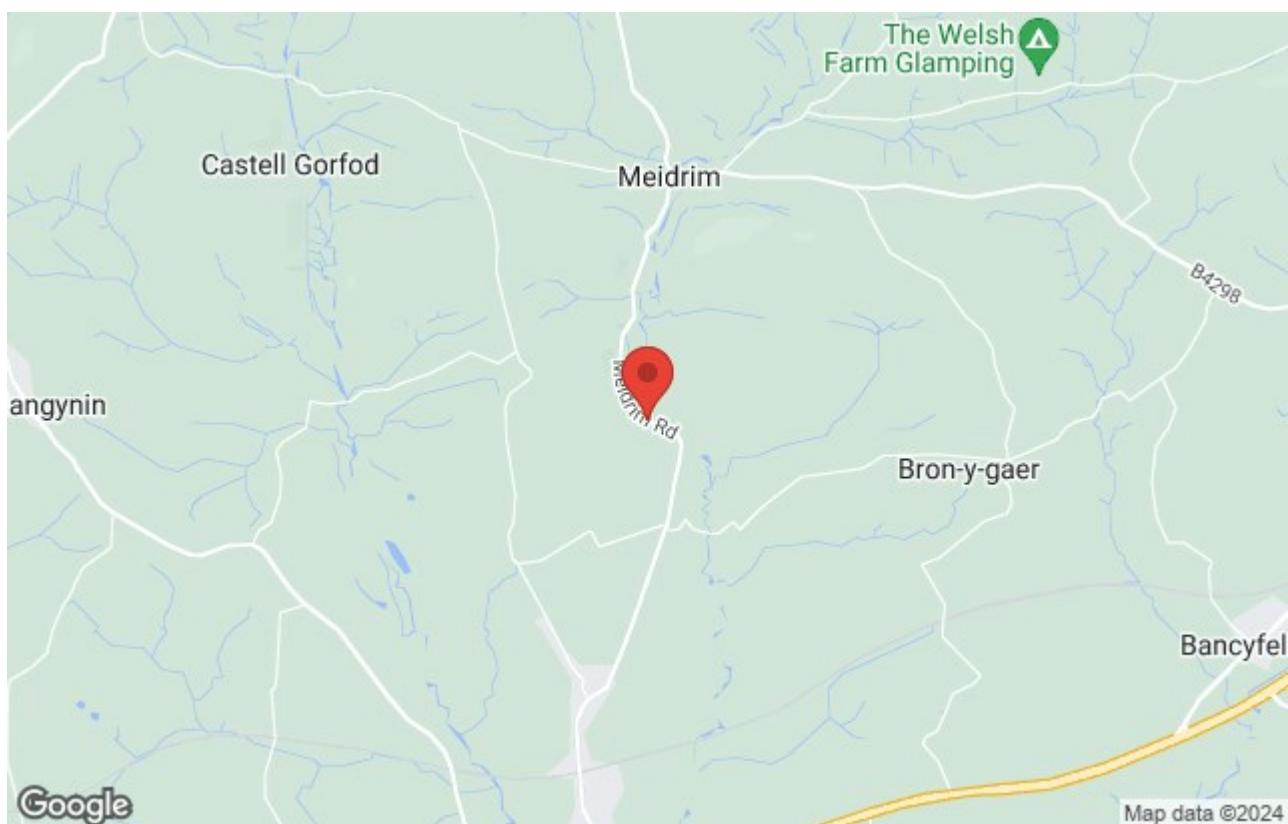
Low thresh hold walk in double shower enclosure with a chrome mixer shower fitment and a soft close door. Rain shower head and shower attachment. Low level w/c, wash hand basin within a Carrera marble work surface with a chrome mixer tap fitment. Vanity cupboard under with light grey/green door fronts. Chrome framed Victorian style roll top radiator. LED down lighting and extractor, uPVC double glazed window to side. Tall storage cupboard with a light grey/green door front. Karndean floor.

Bedroom 2

10'6" x 7'8" (3.22m x 2.35m)

Presently used as a dressing room. uPVC double glazed window to front with extensive views over the countryside. Panel radiator. Fitted range of wardrobes comprising three double wardrobes and clothes shelving area.





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band:

Services: Mains electricity, private water with bore hole which is filtered water and private drainage on a septic soak away system.

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			80
(81-91) B			
(70-80) 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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