

# Terry Thomas & Co

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ESTATE AGENTS



## Lle Felys Bancffosfelen

Pontyberem, Llanelli, SA15 5DR

A beautifully presented, deceptively spacious, modern Detached House with some traditional charm throughout. Offering bright and homey accommodation, with a large kitchen/dining room for the family get together, and lounge with woodburner for the cosy nights in.

Being nestled comfortably in the rural village of Bancffosfelen, the home benefits from stunning uninterrupted countryside views. Between the villages of Crwbin and Pontyberem, Llefelys has ease of access to a wide range of amenities, including cafe's and local shops, takeaway restaurants, primary schools, a doctors surgery, and many other local businesses.

**Offers in the region of £450,000**

# Lle Felys Bancffosfelen

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## Hallway

14'7" x 9'6" extending to 17'8" (4.47 x 2.92 extending to 5.41)  
Doors to lounge, sitting room, kitchen/dining room, and cloakroom/WC. Dogleg staircase to first floor. Understairs storage cupboard.

## Cloakroom/WC

7'6" x 4'3" (2.29 x 1.32)  
Pedestal wash hand basin with tile splashback. Low-level WC. Extractor.

## Sitting room

11'1" x 12'7" (3.40 x 3.86)

## Kitchen/Dining room

28'1" x 11'9" (8.58 x 3.60)  
Kitchen having a range of fitted base and eye-level units with cream-coloured door and drawer fronts, and matte stone-effect worksurface over incorporating under-mounted 'Belfast' sink unit, with Victorian-style chrome mixer tap fitment. Free-standing 'Cannon' cooker with 4-ring halogen hob with pull-out extractor over. Fully-integrated dishwasher. Breakfast bar area.

## Utility room

11'9" x 5'3" (3.59 x 1.61)  
Plumbing for washing machine. UPVC double glazed door to rear garden. Integral door to garage.

## Integral Garage

11'10" x 22'5" (3.61 x 6.84)  
Up-and-over door to fore. Worcester 'Bosch' oil-fired boiler. Power and lighting.

## Lounge

21'3" x 19'3" (6.48 x 5.87)  
Feature fireplace with distressed oak mantelpiece and 13kW woodburner stove inset with slate hearth. Feature part-beamed ceiling. Multi-glazed double doors to Sun Lounge/Conservatory.

## Sun Lounge/Conservatory

10'4" x 8'8" (3.16 x 2.65)  
Pitched polycarbonate roof. UPVC double glazed doors to rear patio area and gardens.

## First Floor

Half landing having feature UPVC double glazed panel window to side. Main landing (4.26m x 1.72m) with doors to all bedrooms and family bathroom. Access to loft space.

## Rear Bedroom 1

17'5" x 10'2" (5.31 x 3.12)

## Rear Bedroom 2

17'5" x 10'5" (5.31 x 3.18)

## Front Bedroom 3

12'6" x 9'3" (3.83 x 2.83)

## Family Bathroom

12'5" x 10'8" (3.80 x 3.26)  
An elegant suite comprising 'Heritage' pedestal wash hand basin with tile splashback; low-level WC; oval-shaped bath on ball-and-claw feet with chrome mixer shower and tap fitments; and shower cubicle with chrome mixer shower fitment. Airing cupboard with fitted shelves.

## Master Bedroom

23'10" x 12'3" (7.28 x 3.75)  
Access to eaves storage space. Fitted wardrobe unit comprising of 2 doubles and 1 single. Door to Dressing room/Home Office. Door to En-suite.

## Dressing room/Home Office

14'5" x 11'8" (4.40 x 3.57)

## En-suite

11'8" x 8'11" (3.57 x 2.73)  
Comprising a corner shower enclosure with chrome mixer shower fitment, low-level WC, and 'Heritage' wash hand basin with tile splashback and vanity unit under.

## Externally

The property is approached off of a country road, with established oak trees to entrance, leading on to a tarmacadam driveway with ample parking and turning area to fore. Pathways to all sides of the property. To the side, is a large home office/store shed, and timber garden/log stores shed. Polycarbonate greenhouse. Large patio area to rear, with steps leading up to large level lawned garden which adjoins the countryside. The plot size is approximately 0.25 acres.







## Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains electricity, water, and drainage. Oil-fired central heating.

**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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

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

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