

Terry Thomas & Co

ESTATE AGENTS



The Old Manse Llysonnen Road Bancyfelin, Carmarthen, SA33 5EA

Located in the sought-after village of Bancyfelin, this delightful newly modernised four-bedroom home offers the perfect blend of comfort, space, and versatility—ideal for modern family living. The property features spacious reception rooms, providing flexible areas for entertaining guests, relaxing with family, or working from home. The well-planned layout ensures a natural flow between living spaces, creating a warm and welcoming atmosphere throughout. Set in a desirable residential area, the home is within easy reach of local amenities, schools, and parks, and offers convenient access to the beautiful Welsh countryside—perfect for outdoor enthusiasts. Its close proximity to the main road ensures excellent transport links to Carmarthen and beyond.

Offers in the region of £395,000

The Old Manse Llysonnen Road

Bancyfelin, Carmarthen, SA33 5EA



An attractive house of distinction situated on the periphery of the very popular location of Bancyfelin, having driveway to side leading up to ample parking to the rear and double garage. Front paved pathway and garden to fore with pathways to all sides of the property leading to the rear. Property is approached over a single pillared storm porch with a light Oak finish upvc double glazed entrance door leading through to hallway.

Hallway

12'5" x 7'6" extending to 17'10" max (3.81m x 2.29m extending to 5.45m max)
Original stain and waxed dog legged staircase leading to first floor, a dado rail forms a beading around the hallway, panel radiator with grills thermostatically controlled, upvc double glazed window to fore, further upvc double glazed window to side and an open under stairs storage area. From the hallway there are doors leading through to the dining room, kitchen and lounge.

Kitchen

13'4" x 11'10" (4.07m x 3.62m)

Having a range of modern base and eye level units with matt white wood effect door and drawer fronts and a solid granite worksurface over the base unit incorporating a 1½ bowl stainless steel sink and a solid granite back plate, herringbone brick effect tiled walls between the base and eye level units, 5 ring Neff induction hob with a stainless-steel chimney style extractor over. Neff micro-oven and a fan assisted oven/grill, integrated Bosch dishwasher, fully integrated fridge, LED downlighting, quarried tiled floor, panel radiator with grills thermostatically controlled, stain and waxed part glazed door leading through to rear hallway with a upvc double glazed door exterior door leading out to the side. An open way through to the Utility/pantry/boot room/cloakroom

Utility/pantry/boot room/cloakroom

9'4" x 4'1" (2.85m x 1.25m)

Fitted shelves, fitted worksurface, plumbing for washing machine, upvc double glazed window to the side and LED downlighting. ****Applicants should note that there is also an additional external utility room adjoining the property. ***

Lounge
max into recess 15'0" narrowing to 13'11" (max into recess 4.59m narrowing to 4.25m)
Feature fireplace with an Edwardian stripped and waxed pine surround and a cast iron fire inset and slate hearth, upvc double glazed window to fore and panel radiator with grills thermostatically controlled. Skimmed and coved ceilings throughout and original stained and waxed internal doors.

Dining Room
13'6" x 12'0" (4.12m x 3.66m)
Panel radiator with grills thermostatically controlled, upvc double glazed window to side, Oak finished flooring, upvc double glazed double doors leading through to the sun lounge/conservatory.

Sun lounge/conservatory
13'7" x 10'9" (4.15m x 3.29m)
Vaulted ceiling with fan, upvc double glazed windows to 5 sides on dwarfed cavity-built walls, panel radiator with grills thermostatically controlled, Oak finished flooring, wall lights and upvc double doors leading out to rear paved patio area and gardens in turn.

First floor Regal landing area
11'11" x 6'7" (3.65m x 2.02m)
Stripped and waxed original doors leading to all bedrooms, family bathroom. Landing also has a upvc double glazed window to side and panel radiator thermostatically controlled. There is also access to the loft space. Off the landing there is an airing cupboard which holds the pre lagged copper hot water cylinder and fitted shelves. Off the landing there is also a door to a walk-in storage space to the eves.

Rear bedroom 1
11'11" x 9'6" (3.65m x 2.91m)
upvc double glazed window to sides, single panel radiator thermostatically controlled. Fitted triple wardrobe unit

Family Bathroom
11'10" x 7'10" (3.62m x 2.40m)
Shower enclosure with a chrome mixer shower fitment, panel bath with a mixer tap fitment, close coupled economy flush WC, oval pedestal wash hand basin hand basin fitted within a vanity unit having white coloured high gloss door and drawer fronts and a mirrored back.

Chrome ladder towel radiator and half tiled walls with blue mosaic style boarder. LED downlighting and light extractor. Slate effect ceramic tile floor.

Bedroom 2
15'5" max into passage narrowing to 12'1" x 10'2" (4.72m max into passage narrowing to 3.69m x 3.10m)
Panel radiator with grills thermostatically controlled. upvc double glazed window to side

Bedroom 3
9'9" into passage narrowing to 6'9" x 6'6" (2.99m into passage narrowing to 2.07 x 1.99m)
Single panel radiator thermostatically controlled. upvc double glazed window to side.

Bedroom 4
13'10" x 9'3" (4.22m x 2.83m)
Single panel radiator thermostatically controlled. upvc double glazed window to fore. Fitted bedroom suite having Beech door and drawer fronts. 2 double wardrobe units, 1 single with continental storage cupboards over and a matching 5 drawer chest.

Externally
Driveway to side with galvanised gated double access, the driveway leads on to the rear tarmacadam courtyard which in turn leads on to the detached double garage. Adjoining to the rear is a further utility room. Lean to utility room
Ledge and brace pedestrian door 3.79m x 1.79m under a pitched Welsh slated roof
Worcester oil fired boiler which serves the central heating system and heats the domestic water. Power and lighting. upvc double glazed window to side.
Adjoining that is a outside WC having a high-level WC and a wash hand basin.

Detached Double Garage. Internally 6.70m x 6.17m Two up and over doors to fore. One is electric motor. upvc double glazed window to side. Power and lighting. Property adjoins open country side to rear.





Floor Plan



Type: House

Tenure: Freehold

Council Tax Band: E

Services: Mains Electric, Drainage and Water.

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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