

Camlan, High Street, Bancyfelin, SA33 5ND

Private Treaty £199,950 Freehold

FOR SALE | AR WERTH



## Description

Swift Property Services are pleased to Offer Camlan on the sales market. Camlan is a spacious, 4 bedroom, 3 reception room, semi detached house available for chain free purchase, situated within the popular village of Bancyfelin (approximately 6 miles west of Carmarthen town). Bancyfelin is well located being just minutes from the A40 bypass which provides connection to area such as Carmarthen, Pembrokeshire and the M4. The village has a primary school, a popular local pub and a post office/shop. This well presented property, is deceptively spacious, internally comprising of an entrance porch, hallway, living room, kitchen with dining room, shower room and sitting room/dining room on the ground floor. The first floor has 4 bedrooms and a family bathroom. Externally the property is accessed by a driveway to the fore which offers ample off road parking, detached garage, front lawn and an enclosed south facing garden. The property has an oil fired central heating system and is double glazed throughout. Council tax band "D". Please see our virtual tour for a good insight as to what this property has to offer. To arrange a viewing please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk).



## Rooms & Descriptions

Entrance porch: *1.53m ( 5'1" ) x 2.26m ( 7'5" )*

Entrance through front door in to good size porch/cloak area with fitted carpet, window to the fore and radiator. Door through to hallway.

Hallway: With wood effect flooring, staircase to the first floor, under stairs cupboard, radiator, doorways to the living room, kitchen, shower room, entrance porch and sitting room.

Living room: *5.74m ( 18'10" ) x 3.68m ( 12'1" )* Window to the fore, fitted carpet, electric fire, radiator. Door to hall.

Kitchen: *3.05m ( 10'1" ) x 2.99m ( 9'10" )* Wall and base units with worktops, electric oven/grill with electric hobs, extractor hood, plumbing for dishwasher, integrated fridge, sink/drainage, window to the rear, tiled floor. Open arch doorway to the dining room. Door to hall.

Dining room: *3.08m ( 10'2" ) x 2.64m ( 8'8" )* Fitted carpet, window to the rear, radiator. Opening to kitchen.

Shower room: *1.66m ( 5'6" ) x 1.28m ( 4'3" )* Shower room with electric shower in cubicle, wash hand basin, WC, extractor, tiled walls and floor. Door to hall.

Sitting room / Dining room: *4.78m ( 15'9" ) x 3.87m ( 12'9" )* Light and pleasant space with French doors to the rear garden, windows to the side and rear, base cupboard units (same style as kitchen) and work surface with sink/drainage, 2 velux windows in the roof, tiled floor. Door to hall.

First floor landing: Access to loft space, cupboard, radiator. At the end of the hall there is an airing cupboard. Doors to bedrooms 1, 2, 3 & 4. Stairs to ground floor.

Bedroom 1: *3.56m ( 11'9" ) x 2.38m ( 7'10" )* Window to the rear, fitted carpet and radiator. Door to landing.

Bedroom 2: *3.14m ( 10'4" ) x 3.66m ( 12'1" )* Window to the fore, built in double cupboard, fitted carpet and radiator. Door to landing.

Bedroom 3: *3.18m ( 10'6" ) x 3.64m ( 12'0" )* Window to the fore, fitted carpet, radiator. Door to landing.

Bedroom 4: *3.65m ( 12'0" ) x 2.20m ( 7'3" )* Window to the fore, fitted carpet, radiator. Door to landing.

Bathroom: *1.80m ( 5'11" ) x 2.36m ( 7'9" )* Bath, wash hand basin, WC, partially tiled walls, tiled floor, frosted window to the side, radiator. Door to landing.

Externally: Property has a driveway to the fore. Front lawned garden. Detached garage to the fore which measures - *2.68m ( 8' 10" ) x 5.88m ( 19' 3" )*. There is a rear , south facing enclosed garden comprising of a patio and lawn. Oil boiler and oil tank. Access to rear sitting room. Side access.

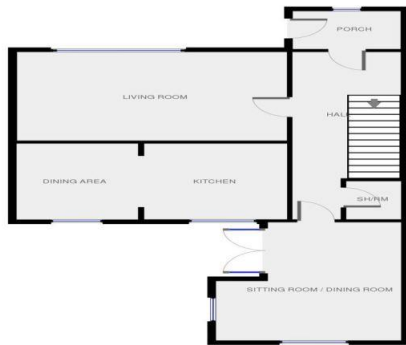
Services: Mains electricity, water and drainage. Oil Central Heating.

Council Tax: Band "D"

EPC: E - 70

Please note: These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983

# Floor Plan



# Property Features

- Off Road Parking
- Semi-Rural
- Garden
- Oil CH
- Garage
- Chain Free
- 4 Bedroom

# EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92- A			(92- A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	70	70	(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			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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