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FOR SALE

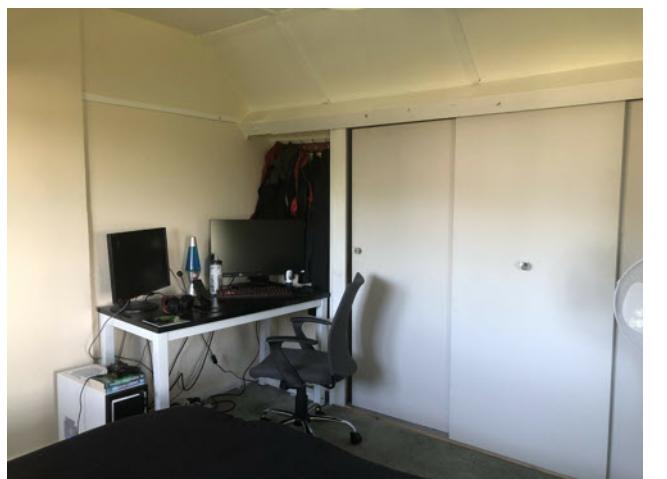
MOUNT HILL, BANCYCAPEL, CARMARTHEN, SA32 8EB

Swift Property Services are pleased to market this well presented detached 2 bedroom dormer bungalow in the desirable village of Bancycapel. The property benefits from rural views, whilst still being in close proximity to town amenities. Internally the property comprises of a porch, lounge with wood burning stove, dining room (can be used as a 3rd bedroom), kitchen/diner, bathroom and pantry. The first floor comprises of two bedrooms. Externally the property provides an extensive plot with gardens, detached garage, storage shed and ample off private parking. The property benefits from oil central heating and recently has had a new Worcester boiler installed. The property obtains light oak double glazing on windows and doors throughout. The property also includes a 2 bedroom static caravan. For all viewings and enquiries contact Swift Property Services.



£190,000

Freehold





MEASUREMENTS / DESCRIPTION

Porch (1.14m x 1.35m) - Door to the front elevation

Dining Room/Bedroom 3 (4.37m x 2.90m) - Laminate flooring, window to the front elevation, radiator and stripped pine door. This room is being currently used as a bedroom and has its own separate entrance.

Lounge (4.68m x 4.01m) - Window to the front elevation, impressive wood burning stove set within a fireplace with wooden mantel over, dual radiators, wooden staircase rising to the first floor, laminate flooring

Inner Hallway (1.44m x 1.14m) - Built in pantry with fitted shelving and doors

Bathroom (2.0m x 2.60m) - Fitted with a modern white suite comprising low level flush toilet, pedestal wash basin and bath with shower over, radiator, part tiled walls and obscure glazed window to the side elevation.

Kitchen/Diner (3.30m x 3.89m) - Wall and base units with work surface over incorporating a sink unit, space for cooker, fridge, freezer and plumbing for washing machine, cushion flooring, radiator, window to the side elevation with beautiful rural views over the garden and farmland beyond. Stable door

Rear Porch (1.15m x 1.61m) - Ornate stained glass door to the rear garden, window to the rear elevation and cushion floor.

Landing - Window to the front elevation and doors

Bedroom 1 (3.12m x 4.27m Max) - Dormer window to the front elevation, window to side with superb views over open countryside, built in wardrobe into eaves and radiator.

Bedroom 2 (3.12m x 4.50m) - Dormer window to the front elevation, window to the side, built in eaves wardrobe providing excellent storage and radiator.

Externally - The property is approached via a private driveway at the rear which provides access to the property & garden.

Garden - An extensive garden area lies to the side of the property that incorporates a vegetable patch and store shed. The garden wraps around the front, again laid to lawn with mature hedging to boundary.

Detached Garage - With opening outwards door.

Static Caravan - Providing excellent additional accommodation having open plan lounge, kitchen & dining room, 2 bedrooms & bathroom.

Services - We are advised mains water & electricity. Private drainage. Oil central heating via a newly installed Worcester boiler.

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



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Energy Performance Certificate



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Dwelling type:	Detached house	Reference number:	8675-7926-3230-1663-1992
Date of assessment:	17 June 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	17 June 2015	Total floor area:	86 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

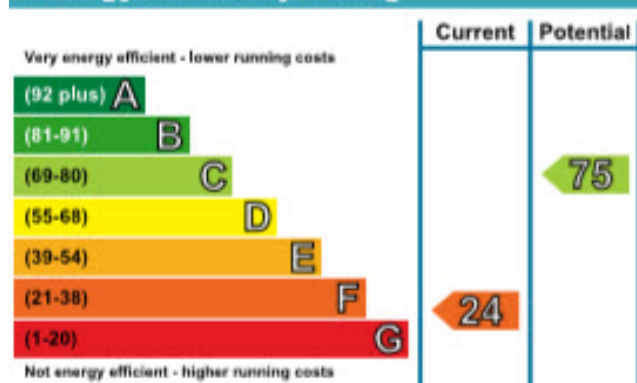
Estimated energy costs of dwelling for 3 years:	£ 5,916
Over 3 years you could save	£ 1,785

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 162 over 3 years	
Heating	£ 4,797 over 3 years	£ 3,678 over 3 years	
Hot Water	£ 864 over 3 years	£ 291 over 3 years	
Totals	£ 5,916	£ 4,131	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.