



HILL VIEW

Bancyffordd | Llandysul | Carmarthenshire | SA44 4RZ

FINE & COUNTRY

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We are delighted to offer the attractive, single storey country residence of Hill View onto the market. This very well presented detached home offers spacious four / five bed roomed accommodation with in a wonderful location very close to Llandysul and enjoying unsurpassed views from the rear garden.

Offering flexible and spacious accommodation, the property also boasts a beautifully fitted kitchen / breakfast room, utility room, spacious sitting room and dining room (currently used as a bedroom). The master bedroom has an en suite shower, and the second bedroom also benefits from ensuite facilities. (will be reinstated prior to completion).

The property is situated on a country lane at the top end of the rural hamlet of Bancyffordd, having only one close neighbour and with excellent parking leading to a double detached garage.

The property is also fully double glazed, enjoys a good standard of decoration and generally enjoys spacious rooms throughout. Viewing highly recommended to appreciate the property and accommodation on offer.

Benefits of Living Close to Llandysul:

Llandysul offers a blend of rural charm and modern conveniences, making it an ideal location for those seeking a balanced lifestyle. The town is well-served by a range of amenities, ensuring that daily needs and leisure activities are easily met without the need for extensive travel. Families will appreciate the local schools, which are highly regarded for their educational standards, Doctors Surgery & Pharmacies while the variety of shops, bars, and tearooms provide a welcoming community atmosphere. The presence of a supermarket and garages adds to the convenience of living in Llandysul, making it easy to manage day-to-day tasks. For those interested in leisure and sports, the local sports complex offers a variety of activities to keep all ages engaged. Additionally, the town boasts a charming hotel and a garden centre, further enhancing the appeal of this vibrant community. Llandysul is not just a place to live, but a place to thrive, with everything you need within reach.





Vendor Interview:

Since moving to Bancyffordd we have learned so much from our beautiful tranquil surroundings. Having previously lived for so long in a fairly busy area. We now see the sunrise over Llanllwni mountains and can trace its route almost full circle until it sets over towards the Presselis. We now know that winter & summer sunrises and sunsets are moving all the time as the months pass by.

We have sat and watched baby rabbits munching on our grass. The fox racing through the rear garden into the field. And the sight & sound of the woodpecker as he eats the bugs from the bark of the oak trees. We've sat outside in the darkness listening to different animals and birds making their evening Melodie's. How different to listening to the vehicles moving along multiple roads. Here we can travel for miles without seeing a single vehicle. One stirring sound you can't fail to miss are the shrill whistles of the Red Kites circling above, their huge wings like eagles swooping & diving awaiting their prey. What a sight!

The stillness, the quiet, are soul inspiring. And we shall truly miss our haven retreat having savoured every minute for the last ten years. How much we will miss the glorious red/orange skys and the 'steamy' mists in the valley, one can only daydream. But we will take with us those delightful memories.

PS

Of course one last benefit is being close, yet far enough away, from the Ceredigion coast, is being able to drive there in 30 minutes and sit a while watching & listening to the sea. (We could truly write a book about this beautiful place).

Video Link: https://youtu.be/oU_zSxKJRNY

















ACTUAL VIEWS FROM THE GARDEN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

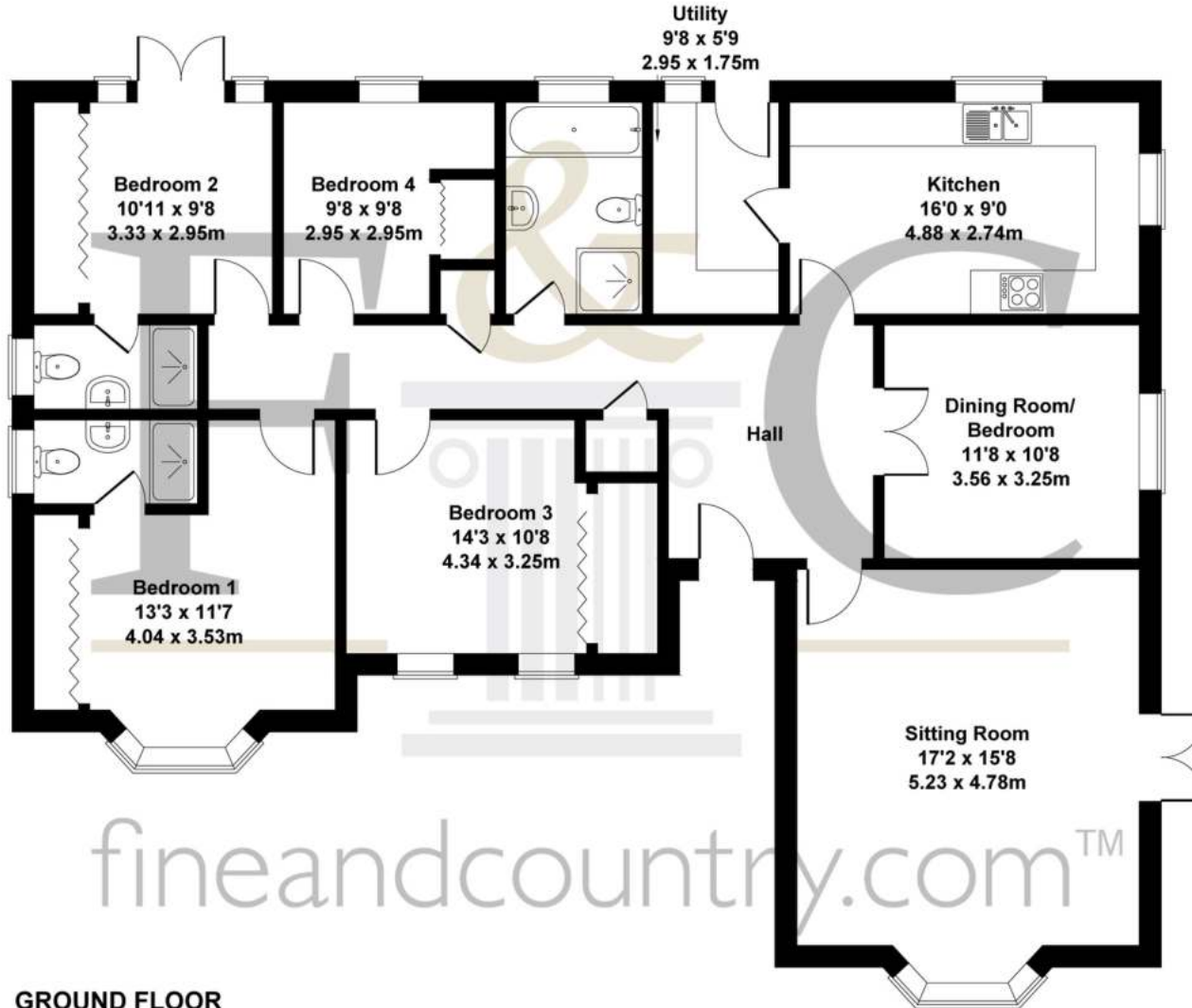
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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Hill View, Bancyffordd, Llandysul, SA44 4RZ

Approximate Gross Internal Area
1508 sq ft - 140 sq m



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Fine & Country West Wales

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