



HILL VIEW

Bancyffordd | Llandysul | Carmarthenshire | SA44 4RZ



HOMES
— OF WALES —

HILL VIEW

HILL VIEW

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 bedroomed 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		

About Homes of Wales



Homes of Wales, a proud member of the Nigel Salmon Group of Real Estate Agencies, including Fine and Country West Wales, is dedicated to offering the finest countryside, luxury, and unique properties in Ceredigion, Pembrokeshire, and throughout West Wales. Our coverage includes key locations such as Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay, and the surrounding villages and areas.

Our team at Homes of Wales brings extensive regional knowledge and exceptional service to both buyers and sellers. With a profound understanding of local markets, we provide accurate, up-to-date advice on trends and opportunities within the West Wales property market.

West Wales is renowned for its tranquil, rural, and unspoiled beauty, offering a peaceful escape with low crime rates, pristine beaches, and strong family values. We present a diverse range of properties, including country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Homes of Wales, we specialize in the luxury property market across Ceredigion. Our mission is to achieve the best results for our clients, whether they are buying or selling.

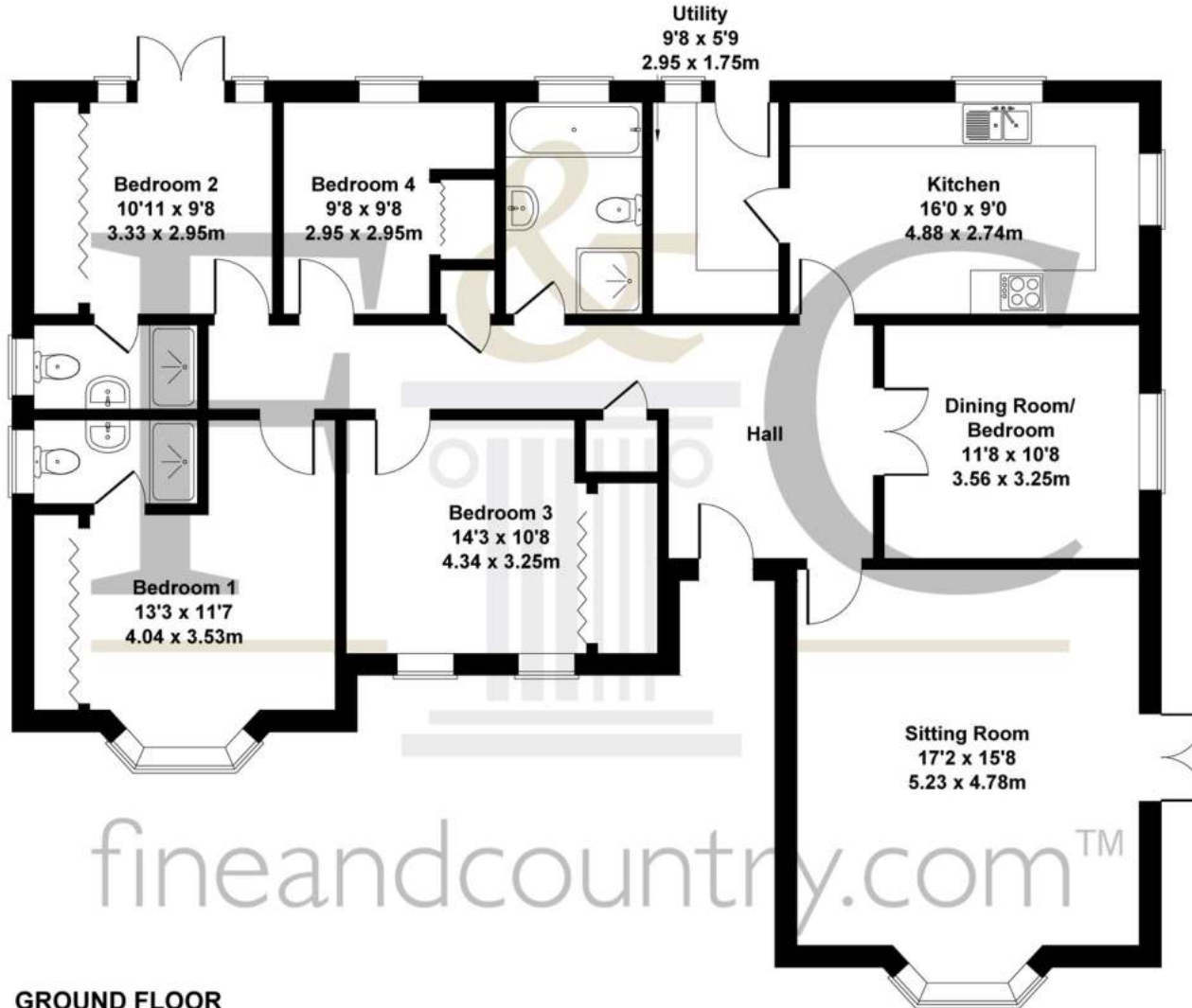
For sellers, we offer tailored strategies and free marketing advice to help you secure the best price for your home. Our Re-Launch Strategy is designed for properties that have been on or off the market for an extended period, ensuring maximum exposure and results, all handled with complete confidentiality. We are passionate about helping you find your dream home or achieve the highest value for your property. Contact us today to begin your journey with Homes of Wales. We look forward to hearing from you. For any inquiries, please reach out to our office at 01974 299055 or hello@homesofwales.com

Follow us on our socials



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.



Homes of Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055 | hello@homesofwales.com



HOMES
— OF WALES —