



## The Three Compasses, Crwbin, Bancffosfelen, Kidwelly SA17 5DR

£159,950 For Sale

### Property Features

- No forward chain
- Characterful 2/3-bedroom detached property
- Retaining many character features throughout
- In need of some updating.
- Commanding countryside views to fore
- Off road parking for two vehicles with enclosed rear garden
- Popular and convenient village location

### Property Summary

A 2/3 bedroom detached characterful property in need of updating offered with no forward chain in a popular and convenient village location with commanding countryside views to fore.



## Full Details

### Accommodation

#### Ground Floor

##### Entrance Porch

2.24m x 1.68m (7' 4" x 5' 6")

##### Kitchen/ Diner

4.18m x 7.08m (13' 9" x 23' 3")

##### Living Room

4.2m x 4.75m (13' 9" x 15' 7")

##### Cloakroom

1.98m x 1.08m (6' 6" x 3' 7")

##### Former Cellar / Store

6.86m x 1.45m (22' 6" x 4' 9")

##### Store / Hall

1.59m x 1.7m (5' 3" x 5' 7")

##### Utility Room

2.88m x 4.24m (9' 5" x 13' 11")

#### First Floor

##### Rear Room 1

2.99m x 1.78m (9' 10" x 5' 10")

##### Rear Room 2

2.74m x 1.78m (9' 0" x 5' 10")

##### Front Bedroom 1

4.22m x 2.19m (13' 10" x 7' 2")

##### Family Bathroom

1.92m x 1.88m (6' 4" x 6' 2")





### Bedroom 2 / Dressing Room

4.26m x 2.54m (14' 0" x 8' 4")

### Bedroom 3

2.83m x 4.11m (9' 3" x 13' 6")

### Externally

The property benefits from driveway parking for two vehicles to the fore, with a raised enclosed garden to the rear laid to predominantly patio and low maintenance areas. Timber framed summer house and store shed.

### Further Information

#### Tenure

We understand the property is held on a Freehold basis with vacant possession upon completion.

#### Services

We understand the property benefits from mains electricity, mains water, mains drainage and oil fired central heating. None of the services have been tested.

#### Council Tax

Carmarthenshire County Council Band E for 2023/2024 - approx. £2,332.81.

#### Energy Performance Certificate

EPC Rating F (35)

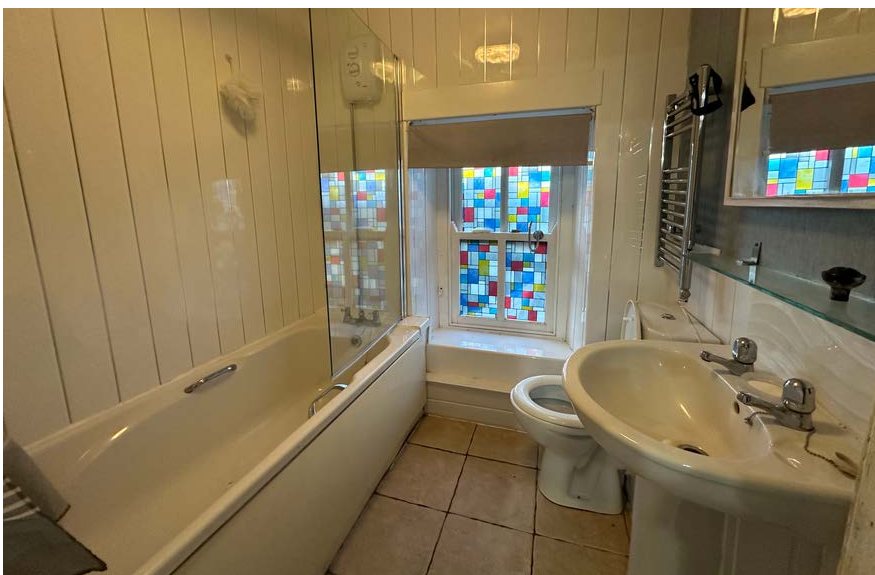
#### Viewing

Please contact Rees Richards Carmarthen office for further information.

12 Spilman Street, Carmarthen SA31 1LQ

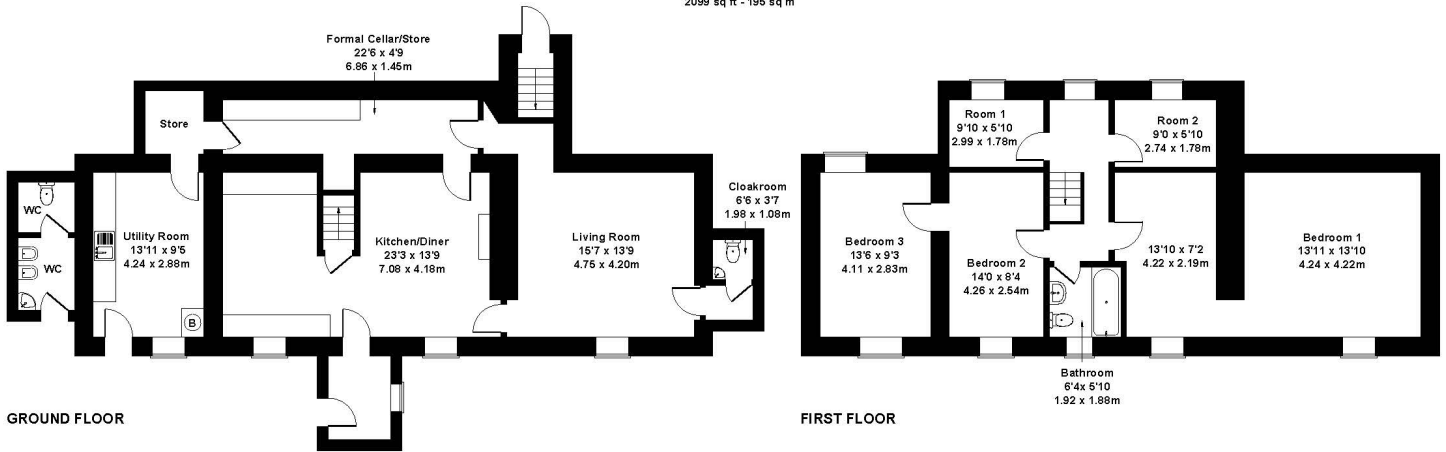
Tel: 01267 612021

Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)



**The Three Compasses, Crwbin, Bancffosfelen SA17 5DR**

Approximate Gross Internal Area  
2099 sq ft - 195 sq m



Not to Scale. For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	