



GOLWG Y FRO

Bancyffordd, Llandysul, Carmarthenshire, SA44 4RY

FINE & COUNTRY

GOLWVG Y FRO

GOLWGY

Fine & Country West Wales is delighted to present this stunning, architecturally designed detached residence, nestled in the picturesque village of Bancyffordd, near Llandysul. Offering an exceptional blend of contemporary elegance and countryside charm, this exquisite home provides spacious and versatile living, perfect for a family seeking comfort, style, and sustainability.

Set within approximately 0.42 acres of beautifully landscaped gardens, the property extends to around 238 sq. m (2,561 sq. ft.), offering generous accommodation across three reception rooms, four bedrooms, and four well-appointed shower rooms/bathrooms.

Approached via a charming country lane, the home benefits from a brick-paved driveway and detached garage, ensuring both convenience and security. The surrounding gardens are meticulously designed, featuring mature shrubs, vibrant foliage, and tranquil seating areas, all backing onto open fields that provide stunning, uninterrupted rural views.

Upon entering, a striking vaulted storm porch with a single pillar leads to an impressive atrium-style entrance hall, setting the tone for the refined interiors beyond. Thoughtfully designed for modern living, the property features a Nest-controlled dual heating system, allowing separate temperature control for the ground and first floors, all managed remotely via smartphone.

This home also excels in energy efficiency, boasting an excellent EPC rating of C. Sustainable features include solar panels on the southern aspect to provide hot water and enhance energy efficiency, alongside a grey water harvesting system to further minimise environmental impact.





Representing exceptional value for its size, specification, and location, this remarkable property offers a rare opportunity to embrace a lifestyle of elegance, comfort, and sustainability in one of West Wales' most sought-after locations.

Viewings are highly recommended.

Video Link: <https://youtu.be/DIPnYKwjiU>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



















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.

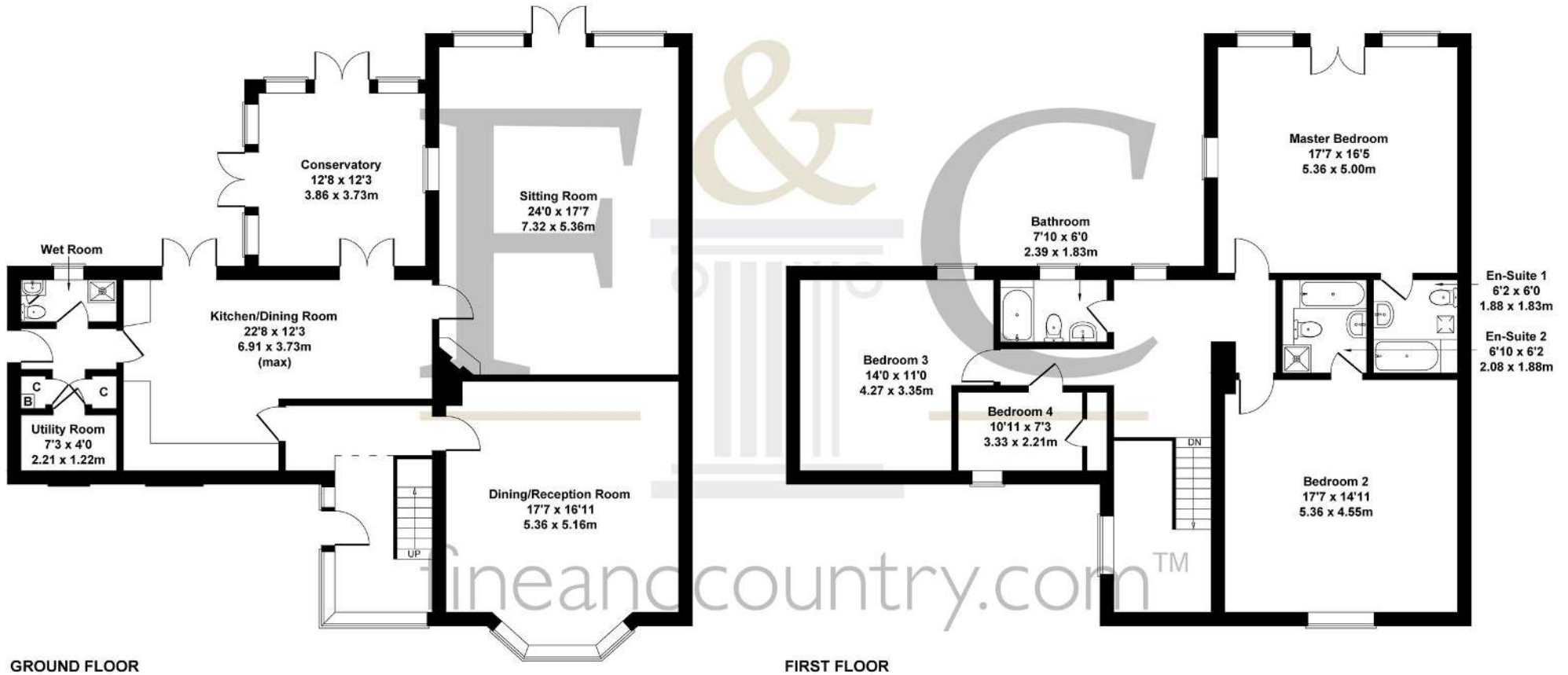
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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Golwg Y Fro Bancyffordd, Llandysul,

Approximate Gross Internal Area
2673 sq ft - 248 sq m



GROUND FLOOR

FIRST 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.

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Fine & Country West Wales

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