



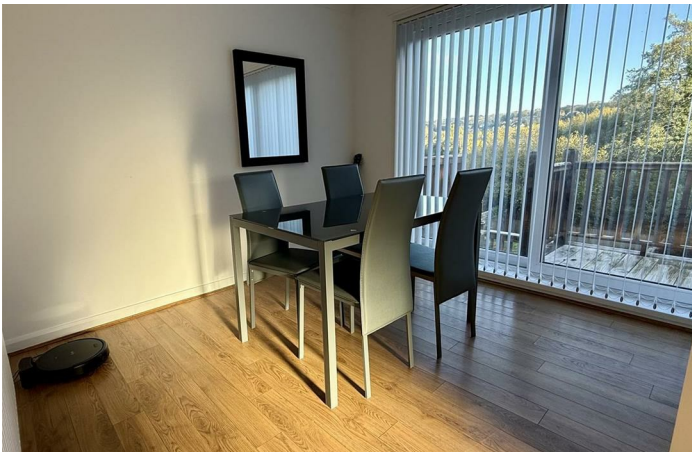
Heol Y Brandy

Pontyberem, Llanelli SA15 5DG

- Semi Detached Property
- Newly Fitted uPVC Double Glazed Windows (2024)
- An Impressive Rear Garden Of Larger-Than-Average Proportions
- Village Location With All Local Amenities
- EPC Rating; C. CHAIN FREE
- Two Reception Rooms & Three Bedrooms
- Ideal First Time Buyer
- Off Road Parking To Front
- Gas Central Heating
- Viewing By Appointment

Asking Price £159,950 Freehold





Location

Description

Nestled in the charming village of Pontyberem this delightful semi-detached house on Heol Y Brandy offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features two inviting reception rooms, providing ample room for relaxation and entertaining guests. One of the standout features of this home is the off-road parking available at the front, allowing for hassle-free access and added convenience. Step outside to discover the large rear garden, predominantly laid to lawn, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. This expansive space is perfect for children to play or for hosting summer barbecues with family and friends.

Situated in a friendly community, this residence is well-connected to local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to settle down or invest, this property on Heol Y Brandy is a fantastic opportunity not to be missed. EPC: C

Entrance Hall

Access Via uPVC double glazed door (newly fitted 2024), smoke alarm, radiator, stairs to first floor, under stairs cupboard, tiled flooring.

Cloakroom

Two piece suite with vanity unit sink, low-level W.C., radiator, uPVC double glazed window with obscure glass facing front of property, tiled flooring.

Reception Room

14'0" x 12'0" approx
uPVC double glazed window facing front of property, radiator. Feature fire place area.

Dining Room

9'8" x 9'8" approx

Radiator, uPVC double glazed sliding door leading to rear decked area giving open country views, laminate flooring.

Kitchen

9'8" x 8'7" approx

Fitted with a range of base and wall units with complimentary work surface over, built in electric oven and hob, sink with mixer tap, uPVC double glazed window facing rear of property, uPVC double glazed door to side of property, under stairs storage cupboard, tiled flooring.

Bedroom One

11'5" x 9'8" approx

uPVC double glazed window facing rear of property with open countryside views, radiator, built-in cupboard

Bedroom Two

12'0" x 10'11" approx

uPVC double glazed window facing front of property, radiator, airing cupboard housing boiler and built in cupboard

Bedroom Three

8'11" x 6'3" approx

uPVC double glazed window facing front of property, built-in cupboard

Family Bathroom

7'1" x 5'6" approx

Fitted with a three piece suite comprising of freestanding walk in shower unit, wall mounted hand wash basin, low-level WC, uPVC double glazed window facing rear of property with obscure glass, heated towel rail

External Front

Off road parking, sloping front garden with ornamental chippings, side steps and path leads to rear.

Outbuilding

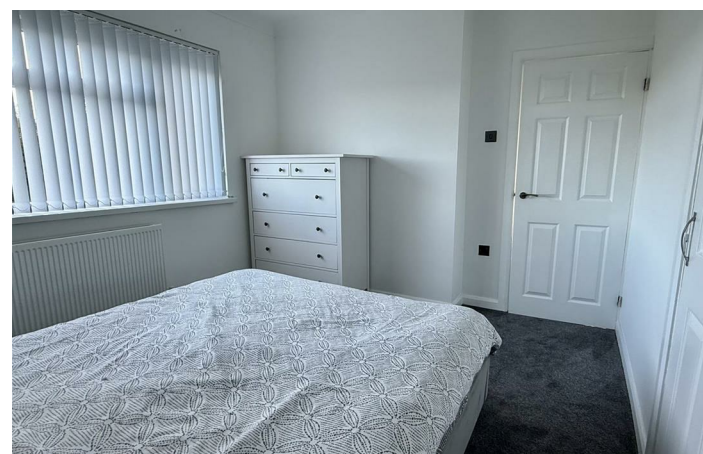
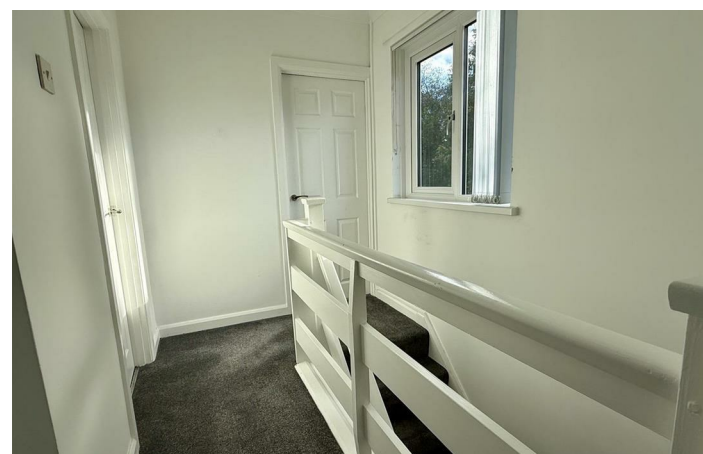
Brick built outbuilding with power and lighting, plumbing for washing machine, space for tumble dryer.

External Rear

Patio area to side of property and raised decking area, tiered garden laid to lawn with open rural views to rear, external tap, external power socket.

Disclaimer

GENERAL INFORMATION



VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.







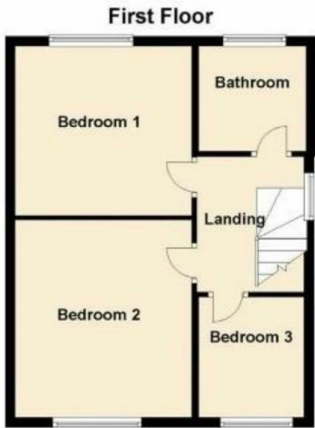
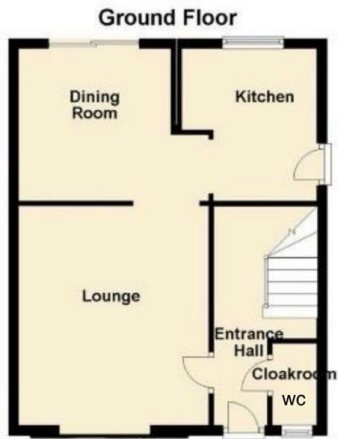




Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	1	1
England & Wales		EU Directive 2002/91/EC 



Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
 Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
 crosshands@cymruestates.com
 www.cymruestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.