



Heol Y Brandy

Pontyberem, Llanelli SA15 5DG

- Semi Detached Property
- Two Reception Rooms
- Family Bathroom and Cloakroom
- Two Detached Outbuildings
- Off Road Parking
- Three Bedrooms
- Kitchen Dining Room With Separate Utility Room
- Front and Rear Gardens
- EPC: tbc
- Freehold Property

Asking Price £199,950 Freehold





Location

Description

Welcome to this charming semi-detached home located in the village of Pontyberem. This property boasts Two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home. One of the standout features of this property is the rear garden, perfect for entertaining or unwinding. The property also benefited from Off road parking to the front and Two Detached Outbuildings with power and lighting to the rear. Whether you're a first-time buyer looking to step onto the property ladder or a growing family in need of more space, this house offers great potential to create lasting memories. Don't miss out on the opportunity to make this lovely house your own. Contact us today to arrange a viewing and take the first step towards finding your dream home in Pontyberem. EPC: C

Entrance Hallway

14'3" x 3'5" approx

Access via uPVC double glazed door, radiator.

Kitchen Dining Room

18'9" x 9'6" approx

Fitted with matching base and wall units with worksurface over, stainless steel sink with drainer and mixer tap, electric oven and hob with extractor hood over, uPVC double glazed window facing rear and door leading to porch.

Conservatory

11'2" x 10'3" approx

Upvc double glazed windows and double doors leading to rear garden, radiator.

Living Room

14'1" x 12'1" approx

uPVC double glazed window facing front, radiator.

Cloakroom

4'5" x 2'6" approx

Fitted with a two piece suite comprising of low level W.C., and vanity sink unit, heated towel rail, uPVC double glazed window facing front with obscure glass.

External Porch

Access via uPVC double glazed door and door leading to rear garden.

Utility Room & Boot Room

Matching base and wall units with worksurface over, stainless steel sink with drainer and mixer tap, plumbing for washing machine and tumble dryer, space for fridge/ freezer.

Separate boot room.

Landing

8'8" x 6'0" approx

uPVC double glazed window facing side with obscure glass, radiator, hatch to loft space.

Bedroom One

11'9" x 10'7" approx

uPVC double glazed window facing front, radiator, storage cupboard housing boiler, storage cupboard/ wardrobe.

Bedroom Two

11'5" x 9'7" approx

uPVC double glazed window facing rear, radiator, storage cupboard/ wardrobe.

Bedroom Three

8'9" x 7'9" approx

uPVC double glazed window facing front, radiator, fitted wardrobes.

Family Bathroom

6'9" x 5'5" approx

Fitted with a three piece suite comprising of low level W.C., vanity sink unit and paneled bath with shower over. uPVC double glazed window facing rear with obscure glass, heated towel rail.

External

Tiered garden with patio areas and lawn area.

Two Detached Outbuildings

Two Detached Outbuildings both with power and lighting

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).

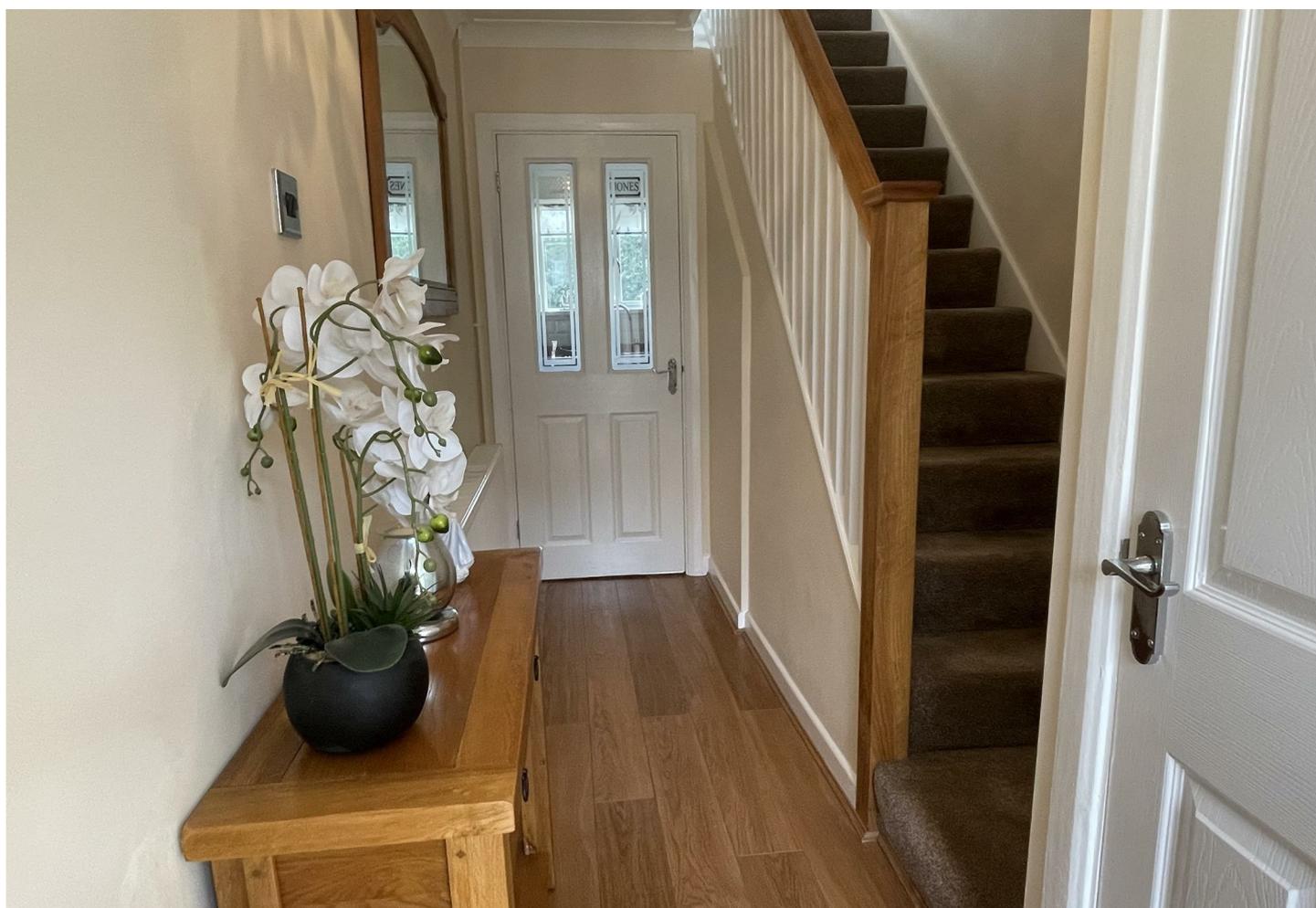
IMPORTANT INFORMATION

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.

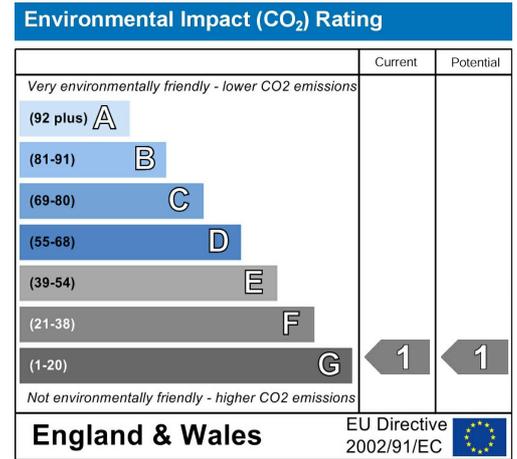
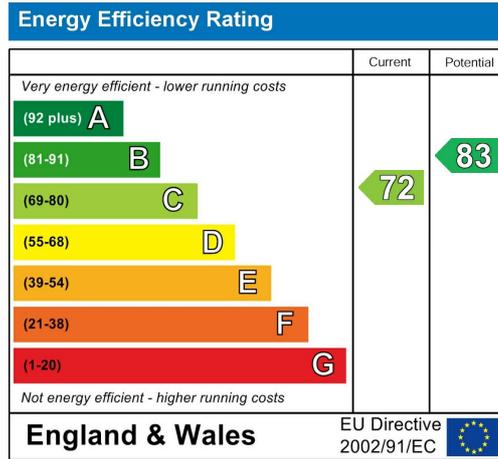








Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating C



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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.