



Grugos Avenue

Pontyberem, Llanelli SA15 5AF

- Semi - Detached Property
- Needs Full Renovation
- Gas Central Heating
 - Village Location
 - EPC:C.
- Three Bedroom
- CHAIN FREE
- Ideal Investor
- Freehold Property
- Viewing by Appointment

Asking Price £119,950 Freehold





Location

Description

Requiring complete modernisation throughout, the accommodation briefly comprises three bedrooms, two reception rooms, a kitchen and bathroom. The property offers generous living space and provides the ideal blank canvas for those wishing to create a home tailored to their own tastes and requirements.

The property's prime location is a particular feature, set within a well-established and friendly community while remaining conveniently positioned for access to local amenities, schools, and transport links. The surrounding area offers a pleasant balance of countryside charm and everyday convenience. Offered to the market with no onward chain, this property represents an exciting opportunity for investors, developers, or buyers seeking a rewarding renovation project in a desirable location. EPC: C. Chain Free.

Entrance Hall

Via uPVC double glazed door, radiator, window to side, staircase

Reception Room One

12'3 x 8'10 approx
Window to front, radiator

Reception Room Two

13'1 x 13'5 approx
Feature stone clad fireplace & hearth, storage cupboard, radiator, sliding patio doors to rear.

Kitchen

8'9 x 6'7 approx
Fitted with a range of base & wall units with work surface over, stainless steel sink, space for cooker, plumbing for washing machine, polystyrene ceiling tiles, understairs storage, window to rear, uPVC double glazed door to side.

Landing

Window to side, storage cupboard

Bedroom One

12'2 x 10'4 approx

Window to front, radiator, cupboard housing wall mounted gas central heating boiler.

Bedroom Two

10'11 x 9'11 approx

Window to front, storage cupboard, radiator

Bedroom Three

8'10 x 7'11 approx

window to rear, radiator

Bathroom

Fitted with three piece suite comprising of walk in shower, low level W.C. and pedestal wash hand basin, radiator, partly tiled walls, part respatex, polystyrene ceiling tiles

External

Off road parking to front, gated side access to rear garden and outbuilding with storage sheds. Rear garden mainly laid to lawn with various trees, patio area.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains gas, electricity, 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.



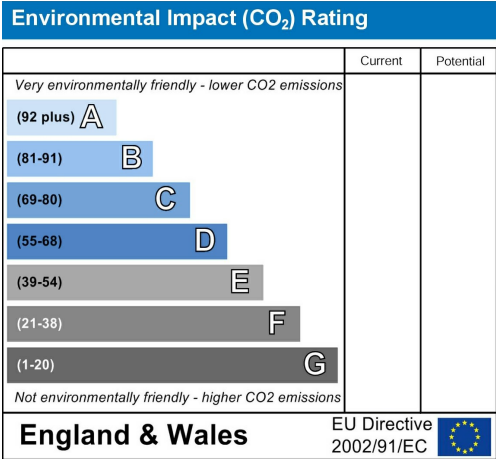
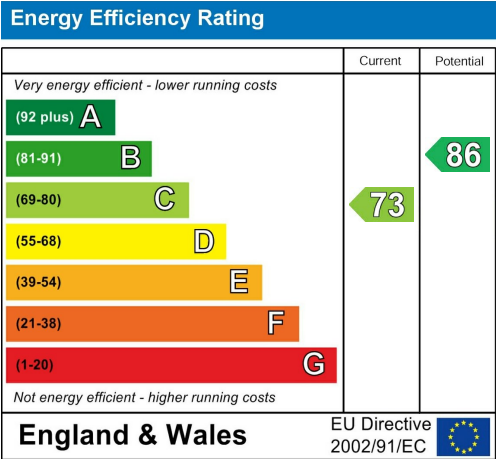








Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating C



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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.