



Maesyfelin

Pontyberem, Llanelli SA15 5ER

- Semi Detached Property
- Front & Rear Gardens
 - Chain Free
 - EPC: tbc
- Gas Central Heating
- Two Double Bedrooms
- The Property Requires Renovation & Modernisation
 - Freehold
 - Village Location
- Viewing By Appointment Only

Asking Price £94,950 Freehold





Location

Description

Cymru Estates are pleased to offer for Sale a Two bedroom Semi-Detached Property, sitting on an elevated spot enjoying open countryside views, allocated in the charming village of Pontyberem with easy access to both Carmarthen and Llanelli town by a short car journey. The accommodation briefly comprising of : Hall, Lounge, Kitchen/Diner, Two Bedrooms and Bathroom. Externally the property has front and rear gardens. the Property requires renovation and modernisation making it an ideal investment buy. CHAIN FREE. Freehold. EPC: tbc

Hallway

Approach via uPVC double glazed door, stairs lead to first floor, radiator.

Living Room

11'9" x 11'8" approx
uPVC double glazed window to front, feature fire surround.

Kitchen/Dining Room

14'6" x 7'8" approx
Fitted kitchen comprising of matching base and wall units with complimentary worksurface over, single stainless steel sink unit, radiator, uPVC double glazed window to rear, space for fridge, space for freezer, plumbing for washing machine, under stairs storage area with wall mounted boiler.

Landing

Access to loft space, uPVC double glazed window facing side of property, radiator.

Bedroom One

12'1" x 10'1" approx
Two uPVC double glazed windows to front, fitted wardrobe housing water tank.

Bedroom Two

9'7" x 9'6" approx
storage cupboard, radiator, uPVC double glazed window to rear.

Bathroom

6'4" x 6'2" approx

Fitted with a three piece suite comprising of low level W.C., pedestal hand wash basin, bath with electric shower above, uPVC window facing rear of property.

External

side pedestrian access to the rear of the property. Elevated rear garden laid to lawn, patio area.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains 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.

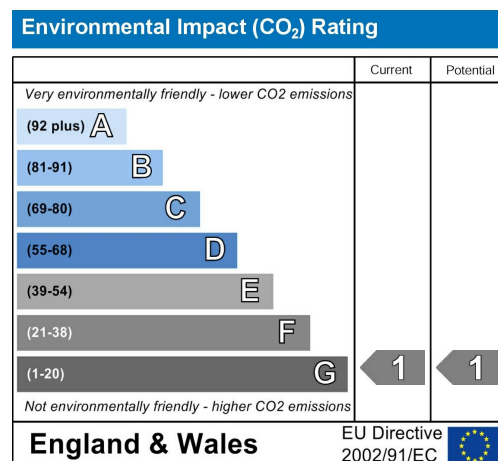
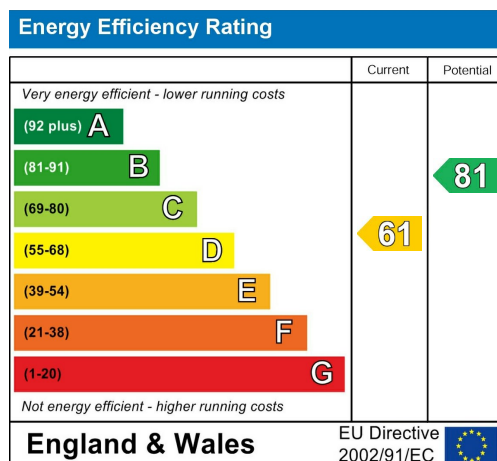
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.







Local Authority Carmarthenshire
Council Tax Band A
EPC Rating D



Cymru Estates Sales Office

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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.