



## Heol Llanelli

Pontyates, Llanelli SA15 5UB

- Semi - Detached Property
- Garage With Driveway
- Village location
- CHAIN FREE
- EPC: D
- Three Bedrooms
- Kitchen With Separate Utility Room
- Gas Central Heating
- Freehold Property
- Viewing by Appointment

**Asking Price £164,950 Freehold**





## Location

### Description

Nestled in the charming village of Pontyates, Llanelli, this delightful semi-detached house on Heol Llanelli 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 inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a thoughtfully designed bathroom, complete with a disability shower room, ensuring accessibility for all. This added feature enhances the property's appeal, making it suitable for a variety of needs.

One of the standout aspects of this home is the ample parking space available for up to three vehicles, a rare find in many properties. This convenience allows for easy access and is perfect for families with multiple cars or for hosting visitors.

The location in Pontyates is particularly advantageous, offering a peaceful village setting while still being within easy reach of local amenities and transport links. Residents can enjoy the tranquility of village life, with the vibrant town of Llanelli just a short drive away, providing a wider range of shops, schools, and recreational facilities.

In summary, this semi-detached house on Heol Llanelli is a wonderful opportunity for those looking for a spacious and accessible home in a friendly community. With its generous parking, comfortable living spaces, and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home. EPC:D

### Entrance Porch

Via uPVC double glazed door

### Hallway

Via Timber Glazed door, radiator, staircase, smoke alarm

### Lounge

23'1 x 12'4 approx  
uPVC double glazed window to front and rear,  
fireplace

### Kitchen

10'2 x 9'9 approx  
Base and wall units with worksurface over,  
stainless steel sink, gas cooker, uPVC double  
glazed window facing side and door to rear porch  
and utility, understairs storage cupboard.

### Utility Room

8'5 x 3'7 approx  
uPVC double glazed window to side with obscure  
glass, space for fridge/freezer, plumbing for  
Washing Machine

### Rear Porch

uPVC double glazed door to side, uPVC double  
glazed window to rear

### Landing

Hatch to loft space, radiator, smoke, alarm, airing  
cupboard with wall mounted gas boiler, storage  
cupboard

### Bedroom One

11'9 x 10'9 approx  
uPVC double glazed window to front, radiator

### Bedroom Two

11' x 10'9 approx  
uPVC double glazed window to rear, radiator

### Bedroom Three

8'7 x 5'10 approx  
uPVC double glazed window to front, radiator

### Bathroom

9'2 x 5'6 approx  
Three piece suite comprising of Walk in shower,  
low level W.C, and pedestal sink, extractor,  
heated towel rail, partly tiled walls, uPVC double  
glazed window to side with obscure glass

### External

Patio area to front, driveway to garage.  
Rear garden mainly laid to lawn, metal shed,  
outbuildings with storage and outside W.C

### 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.

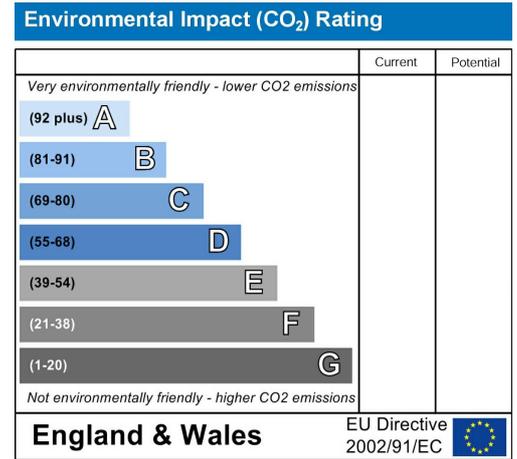
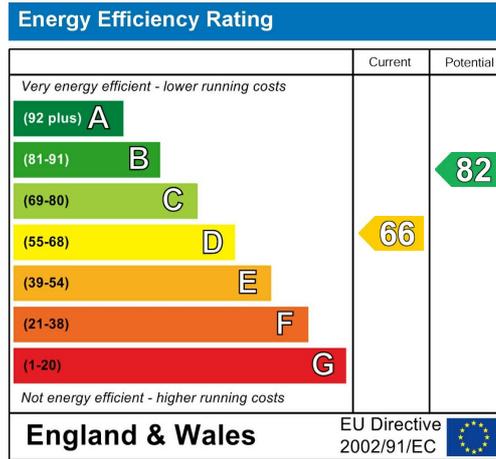








Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating D



**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.