



Heol Capel Ifan

Pontyberem, Llanelli SA15 5HF

- Detached Property
- Two Large Reception Rooms
- Landscaped Rear Gardens With Patio Area
- Family Bathroom & Shower Room
- Open Countryside Views
- Three Double Bedrooms & Dressing Room/Study
- Detached Garage With Workshop & Off Road Parking
- Detached Summer House With Decked Area.
- Village Location CHAIN FREE
- Freehold. EPC: D

Chain Free £329,950 Freehold





Location

Description

Welcome to this charming Detached house located in the picturesque village of Pontyberem, Llanelli. This property boasts not only a fantastic location on Heol Capel Ifan but also stunning views of the open countryside that surrounds it. As you step inside, you'll be greeted by two spacious reception rooms, large kitchen/ diner, cloakroom and shower room. To the first floor three double bedrooms, dressing room/study and a family bathroom, there's plenty of space for everyone to have their own sanctuary within this lovely home. Ideally located within walking distance of local shops, parks, coffee shops, primary school and essential amenities, this exceptional property is also a stone's throw from commuting distance of the A48/M4, making it the perfect setting for family living. Externally, the property boasts meticulously landscaped rear gardens, creating an idyllic space for alfresco dining and entertaining. A large driveway to the side provides ample parking for multiple vehicles leads to a detached Garage with workshop. The expansive grounds also feature four dog kennels, hutch, detached summer house with decking area. With all this property has to offer it is sure to capture your heart, contact us today to arrange a viewing. Freehold. EPC; D. CHAIN FREE

Entrance Hallway

9'0" x 4'5" approx

Access via composite door, radiator, storage cupboard, staircase to first floor.

Kitchen

18'10" x 11'8" approx

Fitted with matching base and wall units with worksurface over, gas range cooker with extractor hood over, 1.5 sink with mixer tap and drainer, plumbing for washing machine, space for fridge/ freezer, breakfast bar, under stairs storage cupboard (with power and lighting) uPVC double glazed window facing rear and composite stable door to rear garden.

Lounge

28'3" x 11'5" approx
uPVC double glazed window facing front and double doors to rear, two radiators, feature fireplace and tv unit.

Second Reception

26'6" (into bay) x 12'3" approx
uPVC double glazed window facing front and rear and doors leading to rear garden, radiator.

Cloakroom

8'10" x 3'0" approx
Fitted with a two piece suite comprising of shower and low level W.C., heated towel rail, extractor fan.

Landing

Hatch to loft space, radiator.

Master Bedroom

19'8" x 12'1" approx
uPVC double glazed windows facing rear and front, radiator.

Bedroom Two

14'3" x 11'5" approx
uPVC double glazed window facing front, radiator.

Bedroom Three

11'5" x 11'1" approx
uPVC double glazed window facing rear, radiator, built in wardrobe.

Dressing Room/ Office

9'8" x 9'2" widening to 12'4" approx
uPVC double glazed window facing front, radiator.

Family Bathroom L-shaped

9'6" x 5'7" widening to 12'5" approx
Fitted with a three piece suite comprising of bath, pedestal sink and low level W.C., uPVC double glazed window facing rear.

External

Front: Off road parking, gated side access to both sides, car port, cold water tap.

Rear: Garage with workshop area, detached outbuilding with power and lighting, decking area with built in storage, cold water tap, patio area, steps leading to terraced area with open countryside views, lawn area, four dog kennels, rabbit hutch, detached summer house with decked area.



Garage/ Workshop

24'2" x 12'4" approx

Power and lighting, roller door, two double glazed windows and door, workshop area.

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).

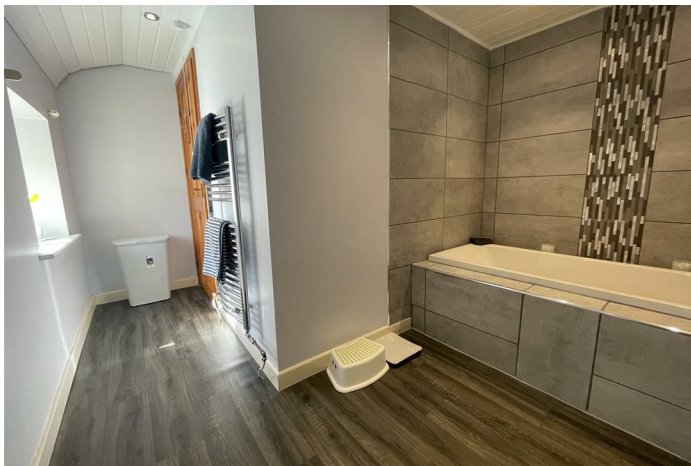
Important information: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All 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.

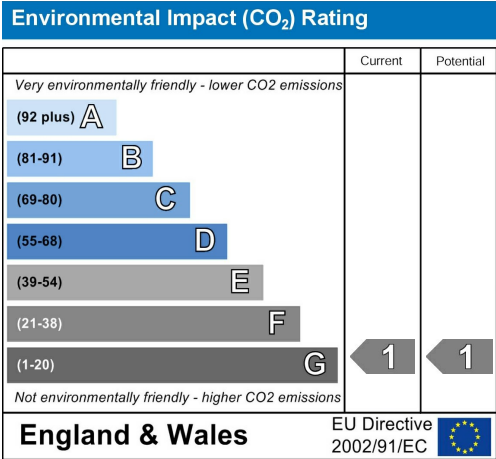
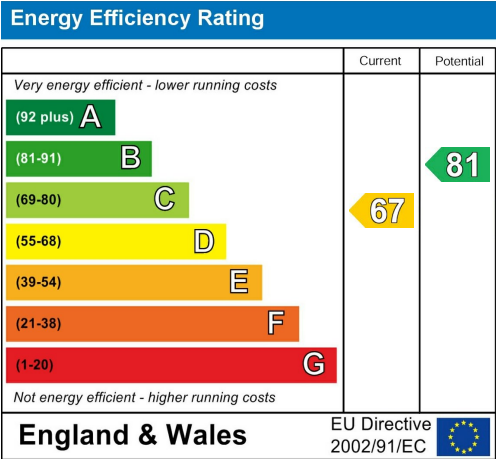








Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating D



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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.