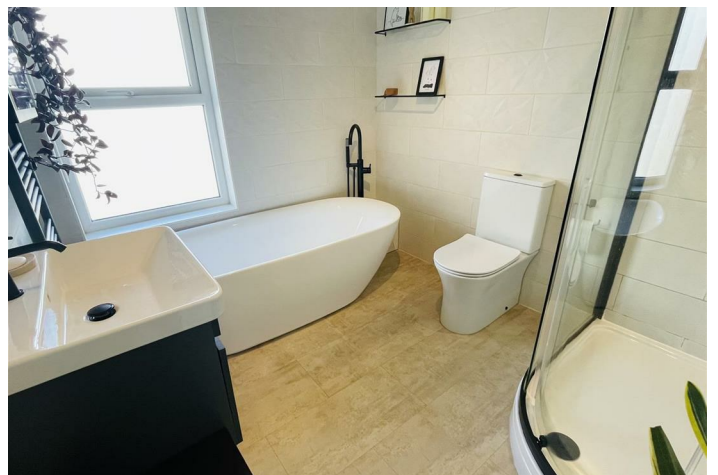




Victoria Road Ponthenry, Llanelli SA15 5PU

- Mid Terrace Property
- Detached Garage converted into Office
- Newly Fitted uPVC double glazing still under warranty
- Ideal First Time Buy Or Investment Property
- EPC: C
- Two Bedrooms
- Newly Fitted Gas Central Heating still under Warranty
- Off Road Parking for two cars to rear
- FREEHOLD
- Viewing By Appointment Only

Asking Price £134,995 Freehold





Location

Description

Cymru Estates have pleasure in offering for sale a well presented property located in the Village of Ponthenry within easy commuting distance of Carmarthen, Llanelli & Crosshands. The accommodation comprises of Lounge/Diner, Kitchen, two double Bedrooms & newly renovated Family Bathroom. A good sized rear garden with detached Garage currently converted in to Workshop/office, you will also find rear lane access providing off road parking for approx two cars. Newly fitted gas central heating boiler still under warranty and newly fitted uPVC double glazed windows also still under warranty. EPC Rating: C. Freehold..

Entrance Hallway

Access via composite door, radiator, under stairs storage, stairs to first floor.

L-shaped Lounge/ Diner

22'0" x 15'3" x 12'4" approx
uPVC double glazed French doors leading to the rear garden and window to front. Two radiators, storage cupboard.

Kitchen

8'6" x 7'0" approx
Fitted with a range of matching wall and base units with complimentary work surface over, stainless steel sink unit with mixer tap, built in four ring electric hob, oven & grill, two uPVC double glazed windows to the side, velux window.

Landing

Loft access.

Bedroom One

17'2" x 10'0" approx
Two uPVC double glazed windows to front, storage cupboard and built in wardrobe, radiator.

Bedroom Two

9'5" x 7'10" approx
uPVC double glazed window to rear, radiator, newly fitted wall mounted gas central heating boiler still under warranty..

Family Bathroom

8'7" x 7'7" approx

Newly Fitted four piece suite comprising of freestanding bath with shower attachment, vanity wash hand basin and low level W.C, freestanding shower, uPVC double glazed window to rear with obscure glass.

External

Patio area and decking area, path leading to further raised area with ornamental chippings, access to rear lane with parking area for approx two cars and access to Workshop/Storage Shed.

Detached Garage converted into Workshop/Storage Sh

Two newly fitted uPVC double glazed windows facing front, fully insulated, power, electric and wifi. Currently used as an Office/ Workshop. Alarmed.

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

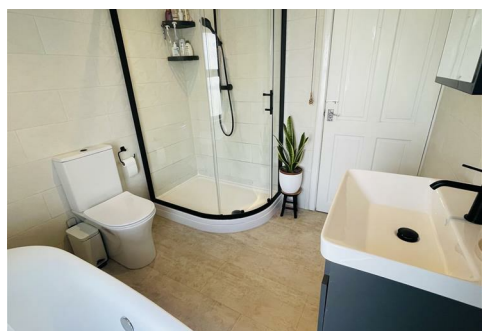
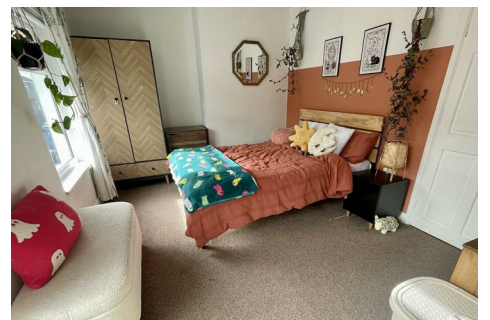
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate,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



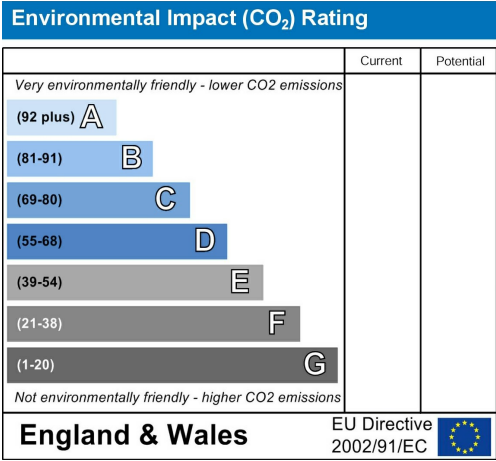
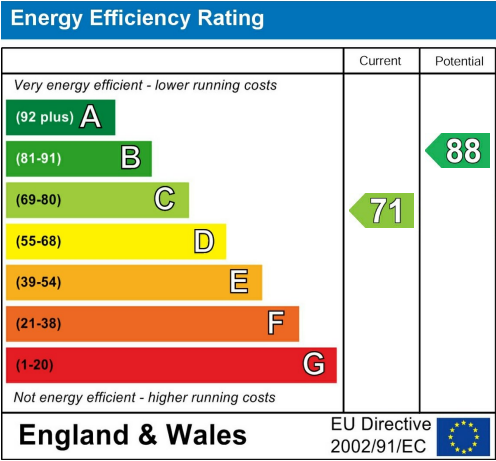








Local Authority Carmarthenshire
Council Tax Band B
EPC Rating C



Cymru Estates Sales Office

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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.