



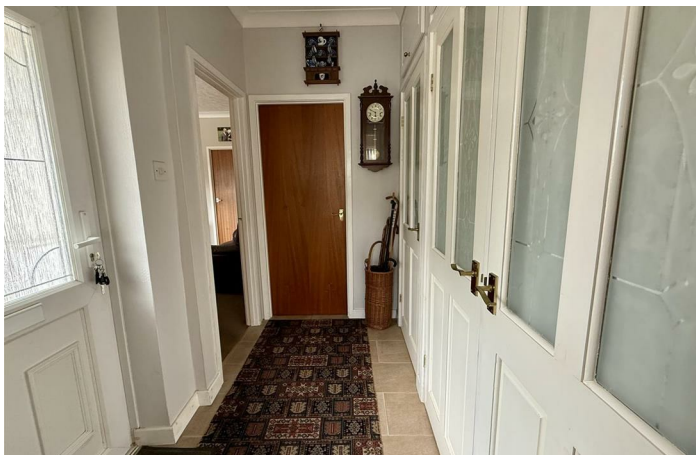
Heol Y Meinciau

Pontyates, Llanelli SA15 5RT

- Detached Bungalow
- Off Road Parking
- Rear Garden With Patio
- Village Location With All Local amenities
- Freehold Property
- Two Bedrooms
- Reception Room & Conservatory
- Outbuilding
- EPC:D
- Gas Central Heating

Asking Price £215,000 Freehold





Location

Description

Located in the village of Pontyates, Llanelli, this delightful detached bungalow on Heol Y Meinciau offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are greeted by a reception room, providing ample space for relaxation and entertaining. The conservatory adds a touch of elegance, allowing natural light to flood the living areas and offering a serene spot. The layout is thoughtfully designed to maximise space and functionality, ensuring a warm and welcoming atmosphere throughout.

The bungalow features a well-appointed bathroom, catering to all your daily needs. The property is situated in a village location, which means you will have easy access to all local amenities, including shops, schools, and recreational facilities, making it a practical choice for everyday living. Freehold, EPC:D

Entrance Hallway

uPVC double glazed door, ceramic tiled flooring, built in storage cupboards with radiator.

Reception Room

12'11" x 11'10" approx (into alcove)

Double glazed window to front, radiator, wood fire surround with marble hearth housing Electric fire with alcoves either side.

Kitchen Dining Room

17'3" x 9'8" approx

Fitted with a range of wall and base units with worktops over, stainless steel bowl & half sink unit, double glazed window overlooking rear garden, four ring gas hob with extractor hood over, built-in Bosch oven, wall mounted 'Worcester' Combi boiler, integrated fridge/freezer, ceramic tiled flooring, radiator, airing cupboard, wood door with glass panel



Conservatory

14'9" x 8'7" approx

Double glazed uPVC glazed windows, ceramic tiled flooring, electric heater. Door leads to rear of property.

Bedroom One

9'8" x 9'6" approx

Double glazed window to front aspect, radiator.

Bedroom Two

9'1" x 8'11" approx

Double glazed window looking into conservatory, radiator.

Bathroom

7'8" x 6'10" approx

Fitted with a three-piece suite comprising of: Panelled bath with shower over, W.C, pedestal wash hand basin, double glaze frosted window to side aspect, ceramic tiled walls and floor, radiator, attic access.

External

Enclosed rear garden laid mainly to lawn, patio area, outbuildings, outside w.c, outside tap

Outbuilding

Off Road Parking

Driveway to front and side providing off-road parking for multiple vehicles.

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.







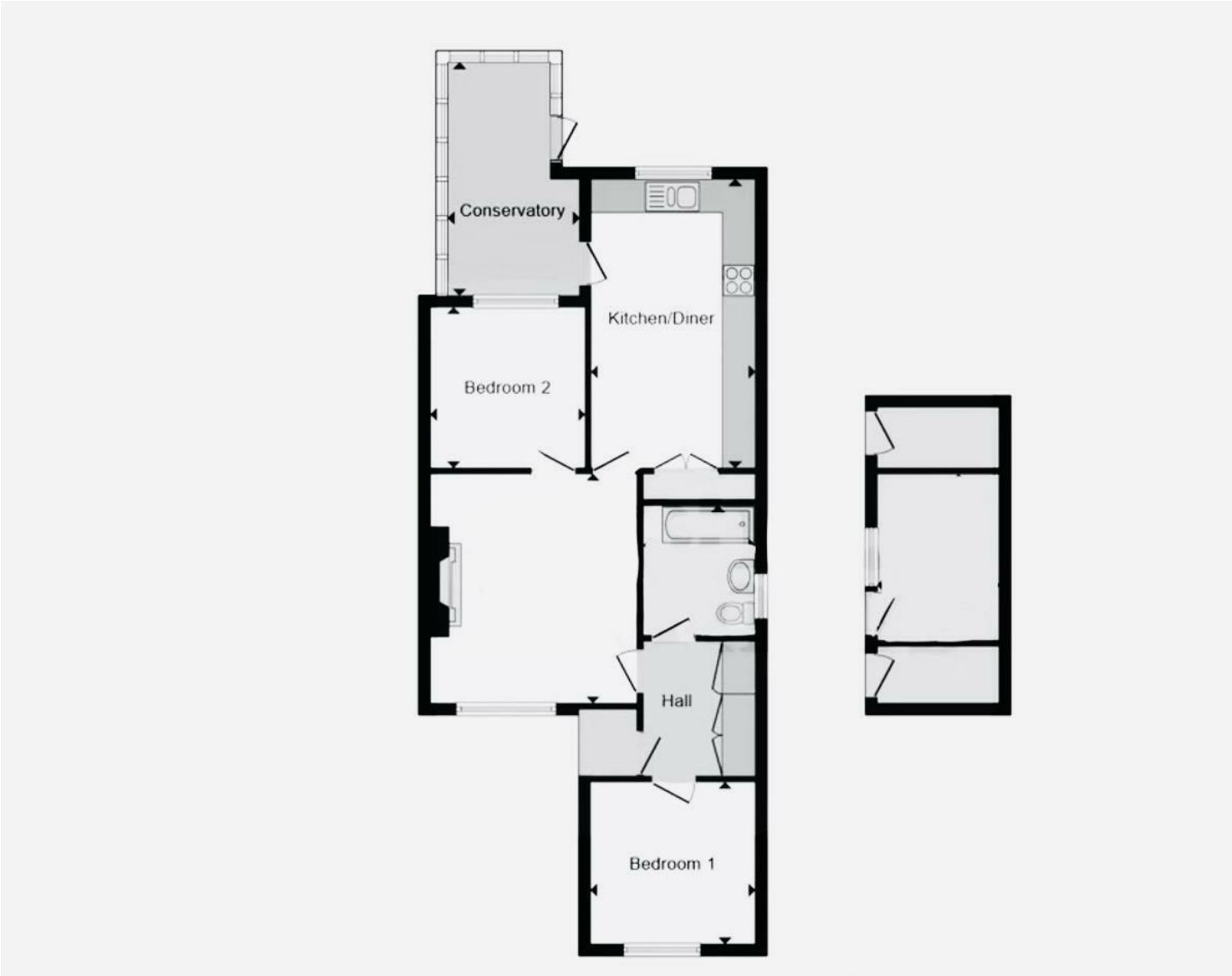




Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.