



## Thomas Avenue Ponthenry, Llanelli SA15 5PR

- Terraced Property
- Two Bathrooms
- Ideal First Time Buyer or Investment
- Village Location
- EPC: C
- Three Double Bedrooms
- Kitchen, Dining Room & Lounge
- Off Road Parking At Rear
- Freehold
- Featured Property

**Asking Price £139,950 Freehold**





## Location

### Description

Nestled in the charming village of Ponthenry, Llanelli, this delightful terraced Property on Thomas Avenue offers a perfect blend of comfort and convenience. With three double bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed bathrooms ensure that morning routines run smoothly, providing ample facilities for all residents. The ground floor features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, allowing for a seamless flow between spaces. One of the standout features of this property is the off-road parking available at the rear, a valuable asset in a village setting. This ensures that you can enjoy the tranquillity of village life without the hassle of searching for parking. The location itself is a significant draw, offering a peaceful atmosphere while still being within easy reach of local amenities. Ponthenry is a quaint village that provides a sense of community, making it an excellent choice for those looking to settle in a friendly environment. EPC:C.

### Entrance Hallway

10'3" x 2'10" approx

Access via uPVC double glazed door, stairs to first floor.

### Bathroom

6'10" x 5'9" approx

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath with shower over, heated towel rail, uPVC double glazed window to front with obscure glass.

### **Kitchen**

9'2" x 8'6" approx

Fitted with arrange of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit with mixer tap, built in electric oven and 4 ring induction hob with extractor hood over, integrated fridge/ freezer and dishwasher, walls tiled over worksurface, understairs storage cupboard, uPVC double glazed window to rear and uPVC double glazed door to rear with obscure glass.

### **Dining Room**

10'2" x 9'4" approx

uPVC double glazed window to rear, vertical radiator.

### **Lounge**

12'5" x 10'11" approx

uPVC double glazed window to front, two vertical radiators.

### **Landing**

Hatch to attic space.

### **Bedroom One**

12'0" x 10'10" approx

uPVC double glazed window to front, radiator, fitted wardrobes and drawers.

### **Bedroom Two**

10'10" x 9'10" approx

uPVC double glazed window to rear, radiator.

### **Bedroom Three**

9'4" x 8'9" approx

uPVC double glazed window to rear, radiator, built in wardrobe.

### **Bathroom**

6'10" x 9'5" approx

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath, heated towel rail, uPVC double glazed window to front with obscure glass, airing cupboard with Baxi gas central heating boiler and slatted shelving.

### **External**

Front: Forecourt with ornamental chippings.

Rear: Patio area, outdoor electric sockets, gated access to rear off road parking.

Outbuilding: (10'3" x 5'10" with electric & plumbing, storage cupboards.

### **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.

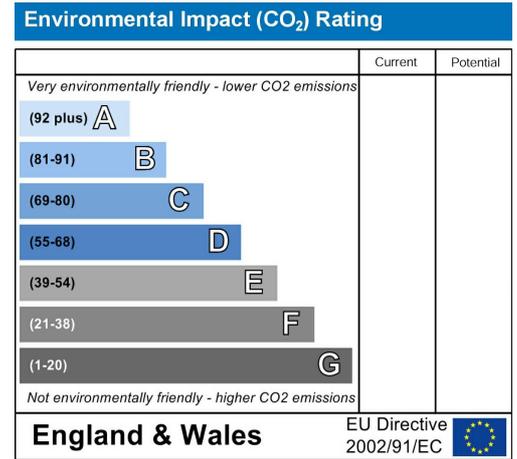
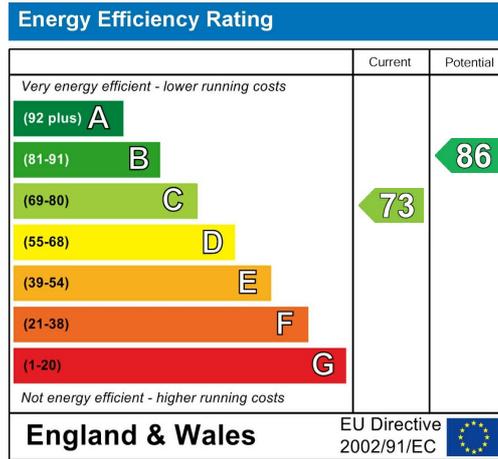








Local Authority Carmarthenshire  
 Council Tax Band B  
 EPC Rating C



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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.