



## Myrtle Hill

Ponthenry, Llanelli SA15 5PD

- Semi Detached Property
- Recently Renovated To a High Standard
  - Off Road Parking
  - Freehold
  - EPC: C
- Three Bedrooms
- CHAIN FREE
- Side & Rear Garden
- Village Location
- Featured Property

**Asking Price £224,950 Freehold**







## Location

## Description

Nestled in the charming area of Myrtle Hill, Ponthenry, Llanelli, this beautifully renovated semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is the welcoming reception room, perfect for relaxation or entertaining guests.

The house has been recently updated to a high standard, featuring brand new fitted kitchen and family bathroom that enhance both functionality and style. The contemporary design ensures that every corner of the home feels fresh and inviting.

One of the standout features of this property is the large garden, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days. Additionally, the convenience of off road parking adds to the appeal, making it easy for you and your guests to come and go without the hassle.

This semi-detached house in Myrtle Hill is not just a place to live; it is a home where memories can be made. With its modern amenities and spacious layout, it is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this delightful property your own.

Chain free, EPC: C

## Hallway

Access via uPVC double glazed door, staircase to first floor, radiator.

## Reception Room

21'8" x 11'9" approx

Two uPVC double glazed windows facing front and rear, two radiators, fireplace, understairs storage cupboard housing BAXI boiler.

## Kitchen

12'4" x 7'8" approx

Brand new fitted kitchen with base and wall units with worksurface over, stainless steel sink with mixer tap and drainer. Electric oven and hob with extractor hood over, integrated dishwasher, plumbing for washing machine and space for fridge/ freezer. Two uPVC double glazed windows facing sides and door to rear garden.

## Landing

Hatch to attic space.

## Bedroom One

12'9" x 7'9" approx

Two uPVC double glazed windows facing side, radiator.

## Bedroom Two

12'4" x 7'8" approx

uPVC double glazed window facing front, radiator.

## Bedroom Three

8'11" x 7'1" approx

uPVC double glazed window facing front, radiator.

## Family Bathroom

9'0" x 8'9" approx

Brand new fitted four piece bathroom suite comprising of shower cubicle, bath, vanity sink and W.C., unit. uPVC double glazed window facing rear with obscure glass, feature heated towel rail.

## Externally

Large Side and Rear garden with gated off road parking to side, patio area, Front forecourt garden area. There is an easement across the garden of 37 please refer to the position on the land registry map which we can provide upon request.

## 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.





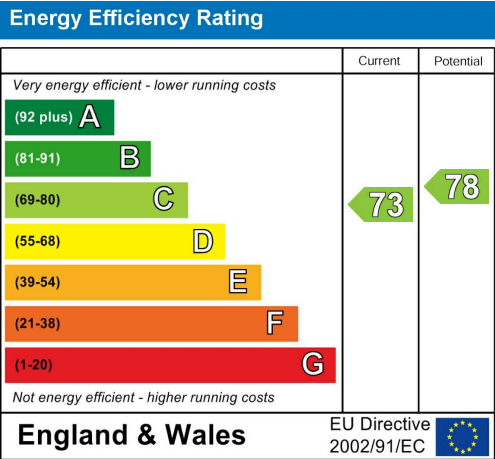








Local Authority Carmarthenshire  
 Council Tax Band B  
 EPC Rating C



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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.