Heol Llanelli

Pontyates, Llanelli SA15 5UH

- Detached Four Bedroom Property
- 4 bedrooms. 2 Living rooms. 2 Bathrooms. 3 W.Cs.
- Open countryside Views To Front and Rear Of Property
- Approx 60 Ft Rear Garden
- Gas Central Heating
- Well Presented Detached & Spacious
- EPC:C
- FREEHOLD
- Garage With Off Road Parking
- Village Location With All Local Amenities

Asking Price £395,000 Freehold

Location

Description

Located in the charming village of Pontyates, Llanelli, this modern detached house on Heol Llanelli offers a delightful blend of comfort and style. With four spacious bedrooms, this property is perfect for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy. The property boasts two modern bathrooms, making morning routines a breeze for busy households. The property is designed with convenience in mind, featuring parking for several vehicles, which is a rare find in this area.
One of the standout features of this home is the impressive approximately 60 ft rear garden. This outdoor space is perfect for children to play, for gardening enthusiasts, or for hosting summer barbecues with friends and family. The garden offers a peaceful retreat, allowing you to unwind in a tranquil setting.
Overall, this property on Heol Llanelli is an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living. With its generous living space, convenient amenities, and lovely garden, this home is sure to appeal to a wide range of buyers. Don’t miss the chance to make this delightful house your new home. EPC:C

Hallway

Entrance hall with laminate flooring, Burglar alarm with keypad, uPVC entrance dooor, staircase to first floor, Radiator, Door to Integral Garage.

W.C. Cloakroom

Fitted with a two piece suite comprising of WC and hand wash basin, laminate flooring, uPVC double glazed window. Radiator, Extractor fan, Recessed downlighting.

Reception Room One

20'1" x 10'8" approx
uPVC double glazed window facing front, radiator, part glazed door to the hall.

Reception Room Two
15'6" x 14'1" approx
Feature Marble Fireplace with electric fire, uPVCu double glazed French doors lead to rear garden, Radiator.

Kitchen Breakfast Room
19'11" x 12'2" approx
Radiator, uPVC double glazed window overlooking the rear garden, Recessed down-lighting, Burglar alarm with keypad, fitted with a matching range of fitted base and wall units incorporating 1½ composite bowl sink unit, induction hob with splashback and cooker hood over, two electric ovens, intergrated dishwasher, american style fridge freezer, uPVC double glazed entrance door with side screen.

Landing
Burglar alarm with keypad, access to loft space, Airing cupboard with slatted shelves.

Bedroom One
18'11 x 15'5 approx
uPVC double glazed window facing front of property, fitted wardrobes, radiator, Jack and Jill door to En suite shower room.

Jack and Jill En Suite
10'11" x 5'1" approx
Jack and Jill doors lead to en-suite, tile effect laminate flooring, uPVC double glazed window, Radiator, Extractor fan, Recessed downlighting, fitted with a three piece suite comprising of pedestal wash hand basin, WC, and tiled double shower enclosure with plumbed in shower over and sliding doors.

Bedroom Two
16'10" x 14'1" approx
uPVC double glazed window facing rear of property, radiator, fitted mirrored wardrobes, Jack and Jill door to En suite shower room.

Bedroom Three
12'11" x 9'1" approx
uPVC double glazed window facing front of property, Radiator.

Bedroom Four
12'3" x 11'5" approx
uPVC double glazed window facing rear of property, fitted wardrobes, Radiator.

Family Bathroom

10'11" x 5'7" extending to 8'7" approx
Tile effect laminate flooring, Radiator, uPVC double glazed windows to side with obscure glass, Recessed downlighting, Extractor fan, fitted with a four piece suite comprising of WC, panelled bath with shower head over, vanity unit wash hand basin both with tiled splashbacks. Tiled 'Quadrant' shower enclosure with plumbed in shower over.

Integral Garage/ Utility Area

15'7" x 8'9" approx
Integral garage with electronically operated roller door. Mains smoke detector. Wall mounted gas fired central heating boiler, door to the reception hall.
Utility Area fitted with matching base and wall units with worktop over, plumbing for washing machine.

External

Front: Tarmacadam entrance driveway providing ample private car parking/turning area. Walled lawned front garden.Paved footpaths to either side via timber gates to rear garden.

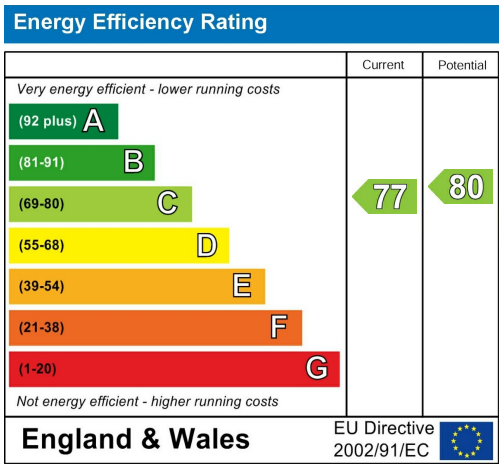
Rear: To the rear a close boarded fenced lawned garden with paved patio areas, ornamental chippings, timber shed, that extends to an overall depth of approximately 60'.
Outside lights, Water Tap and Power Points.

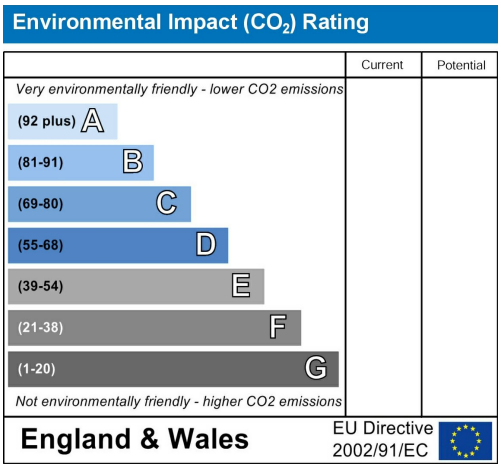
Disclaimer

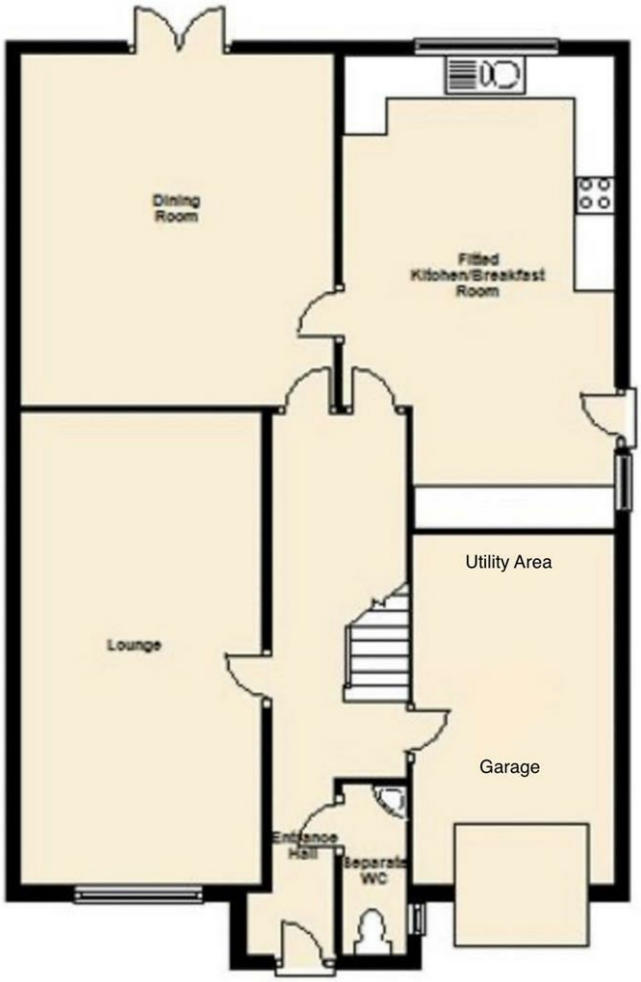
GENERAL INFORMATION
VIEWING: By appointment with Cymru Estates.
SERVICES: Mains electricity, water, gas and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply 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.

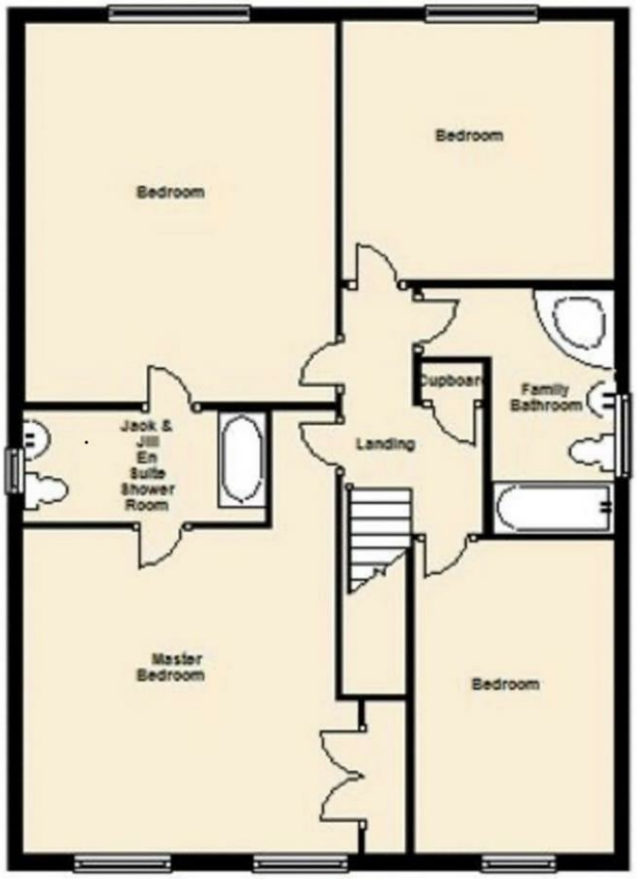
Local Authority Carmarthenshire
Council Tax Band E
EPC Rating C







Ground Floor



First Floor

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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.