



Bryn Tirion

Pontyberem, Llanelli SA15 5BX

- Executive Style Detached Property
 - Six Double Bedrooms
 - Kitchen & Utility Rooms
 - Good Sized Grounds
- Beautiful Open Countryside Views
- Three Reception Rooms
- Four Bathrooms (inc 2 En Suites)
- Detached Double Garage
- Mains Gas Central Heating
- Viewing Highly Recommended

Offers Over £400,000 Freehold





Location

DESCRIPTION

Situated in the village of Pontyberem and occupying an elevated position with superb views of the Gwendraeth Valley, this 6 bedroom, 4 bathroom detached property has 3 reception rooms, driveway parking for several vehicles and a detached double garage. With mains gas central heating, good sized grounds to front and rear, making an ideal home, viewing is highly recommended to fully appreciate the size of this property. epc B

RECEPTION HALL

14'3" x 8'11"

Accessed Via uPVC double glazed front entrance door with side screen, Under stairs storage cupboard, access doors through to the Lounge, Sitting Room and Kitchen, tiled under floor heating, stairs to first floor accommodation.

RECEPTION ROOM ONE

19'11" x 13'6"

uPVC double glazed bay window to front, elect T.V. Point, underfloor heating.

RECEPTION ROOM TWO

12'10" x 11'3"

uPVC double glazed window to side and uPVC double glazed doors to rear patio area, underfloor heating, double doors through to the kitchen.

RECEPTION ROOM THREE

17'8" x 12'10"

uPVC double glazed bay window to front, underfloor heating, internal door through to reception hall.

KITCHEN/BREAKFAST ROOM

14'10" x 11'4"

Fitted with a range of wall and base unit with work surfaces over, one and a half drainer sink unit with mixer tap over, integrated 4 ring gas hob with electric oven beneath and extractor hood over, integrated dishwasher, space for fridge freezer, uPVC double glazed window to rear, internal doors through to utility room, tiled underfloor heating.

UTILITY ROOM

7'9" x 7'1"

uPVC double glazed door to rear, uPVC double glazed window to side, base units with work surfaces over, single drainer sink unit with mixer tap over, Wall mounted Worcester Gas Boiler, tiled underfloor heating.

SHOWER ROOM

uPVC double glazed door to rear, uPVC double glazed window to side, enclosed shower cubicle, low level W.C., pedestal wash hand basin with mixer tap over, walls tiled to splashback, tiled underfloor heating

FIRST FLOOR LANDING

17'4" x 8'9"

uPVC double glazed window facing front of property, two radiators, smoke alarm, Storage cupboard, stairs lead to second floor.

BEDROOM ONE

12'10" x 12'7"

uPVC double glazed window to front, walk-in wardrobe, Radiator

ENSUITE

7'11" x 4'1"

uPVC double glazed window to side, low level W.C., pedestal wash hand basin, enclosed double shower cubicle, tiled floor and partly tiled walls, extractor fan, Radiator.

BEDROOM TWO

14'1" x 12'10"

uPVC double glazed window to front, Radiator.

ENSUITE

8'3" x 3'10"

uPVC double glazed window to side, low level W.C., pedestal wash hand basin, enclosed double shower cubicle, tiled floor and partly tiled walls, extractor fan, Radiator.



BEDROOM THREE

12'11" x 12'1"

uPVC double glazed window to rear, Radiator.

BEDROOM FOUR

11'9" x 10'1"

uPVC double glazed window to rear, Radiator.

FAMILY BATHROOM

9'9" x 7'8"

uPVC double glazed window to rear, fitted with a three-piece suite comprising of low level W.C., pedestal wash hand basin, panelled bath with electric shower over, wall mounted towel heater, walls partly tiled, tiled flooring.

SECOND FLOOR LANDING

uPVC double glazed window to rear, access to bedrooms, Radiator.

BEDROOM FIVE

13'3" x 13'1"

Two Velux windows to rear, eaves storage electric power points, vinyl flooring, Radiator.

BEDROOM SIX

17'8" x 13'3"

Two Velux windows to rear, eaves storage electric power points, vinyl flooring, Radiator.

EXTERNAL

A sweeping driveway provides off road parking leads to a detached double garage. There are decorative flower beds to the front of the property with a garden laid to lawn and patio seating area. To the rear of the property is a further level garden laid to lawn, patio area, further tiered garden laid to lawn, outstanding views to front over open countryside.

Electricity solar panels: Solar panels to generate electricity have been fitted and are in private ownership of the vendors - further details can be obtained from the vendors in this respect.

DETACHED DOUBLE GARAGE

Detached Garage with electric power points, stairs to loft fitted out for storage, 2 Velux windows, plumbing for washing machine.

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
Council Tax Band F
EPC Rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(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 CO2 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 CO2 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.