



Tir Dafydd

Pontyates, Llanelli SA15 5TP

- Detached Bungalow
- Two Shower Rooms
- Front & Rear Gardens
 - CHAIN FREE
 - EPC: C
- Two Double Bedrooms
 - Off Road Parking
- Open countryside views to rear
 - Gas Central Heating
 - Freehold Property

Offers Over £200,000 Freehold





Location

Description

Nestled in the charming village of Tir Dafydd, Pontyates, this delightful detached bungalow offers a perfect blend of comfort and tranquillity. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. The bungalow features a well-appointed reception room that provides a warm and inviting space for relaxation and entertaining.

One of the standout features of this home is the stunning open country views to the rear, allowing you to enjoy the beauty of the surrounding landscape right from your own garden. The property also boasts two shower rooms, ensuring convenience for all residents and guests alike. For those who value practicality, the bungalow includes off road parking, making it easy for you and your visitors to come and go with ease. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

The property benefits from gas central heating, ensuring a warm and comfortable environment throughout the year. Whether you are looking to downsize, invest, or simply find a new place to call home, this bungalow in Pontyates presents an excellent opportunity. With its appealing features and picturesque location, it is not to be missed. EPC:C. Freehold CHAIN FREE

Entrance Hallway

Storage cupboard. Hatch to attic space with pull down ladder, radiator, Amtico flooring.

Lounge

17'3" x 11'3" approx
uPVC double glazed window facing front of property, electric fire with marble feature surround, radiator.

Kitchen/ Breakfast Room

14'1" x 9'2" approx

Fitted with matching base and wall units with worksurface over, stainless steel sink unit with mixer tap, electric oven and hob with extractor hood over. Plumbing for washing machine and dishwasher. Vaillant wall mounted gas boiler, radiator, uPVC double glazed window facing front, Amtico flooring, uPVC double glazed door leads to side access.

Walk In Pantry Currently used as a Laundry Room

5'10" x 2'9" approx

Fitted with storage shelves, radiator, power and lighting.

Bedroom One

11'3" x 9'11" approx

Radiator, uPVC double glazed window facing rear of property.

En-Suite

8'4" x 5'4" approx

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin, low level W.C., Heated towel rail, uPVC double glazed window facing side of property.

Bedroom Two

9'11" x 9'2" approx

uPVC double glazed French doors to leads to decked balcony, radiator.

Shower Room

8'10" x 5'10" approx

Fitted with a three piece suite comprising of Freestanding shower unit, WC, vanity unit hand wash basin, uPVC double glazed window facing side of property, feature towel radiator, tiled walls.

External

The property is approached by a tarmac driveway to side, to the front of the property is an open plan garden area with established flower bed with borders.

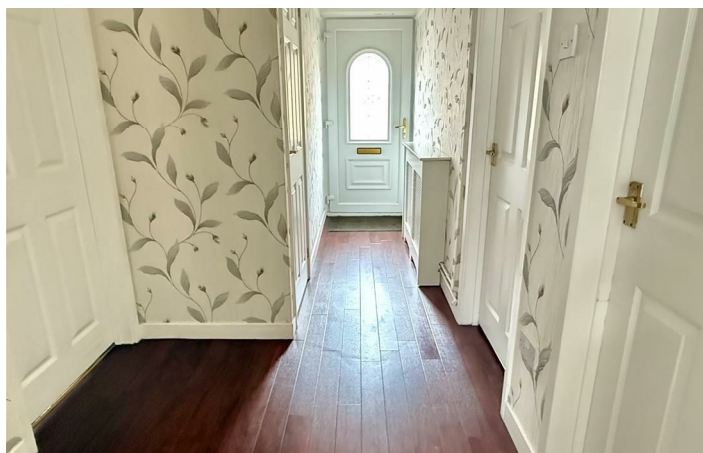
To the rear of the property is a decked balcony offering lovely views over open countryside, leading onto a paved patio area below which is a garden area. Garden shed.

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.







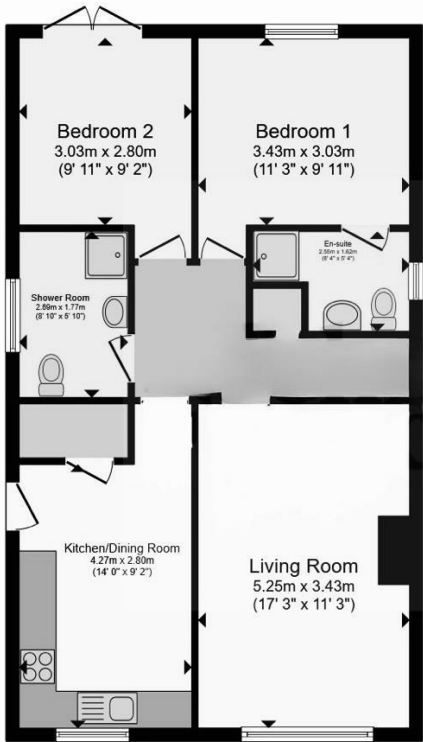




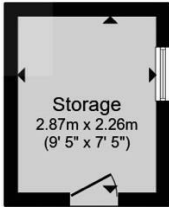
Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating C

| Energy Efficiency Rating | | |
|---|-----------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 71 | 86 |
| (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  |



Floor Plan



Outbuilding

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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.