



Sylen Road Pontyberem, Llanelli SA15 5ND

- Detached Two (Was Three) Bed Cottage
 - Semi-Rural Location
- Detached Garage & Ample Off Road Parking
 - Close To Local Amenities
 - EPC: E
- Lounge & Kitchen/Diner With Feature Wood Burners
- Wrap Around Side & Rear Garden Approx 0.45 Of An Acre
- Planning Permission For Double Side & Rear Extension
 - Freehold Property
- Viewing By Appointment Only

Asking Price £375,000 Freehold





Location

Description

Nestled on Sylen Road in the charming village of Pontyberem, this delightful detached cottage offers a perfect blend of character and modern living. With two spacious double bedrooms, this home has been thoughtfully designed to provide comfort and style. Originally a three-bedroom property, the current layout enhances the sense of space and light throughout.

As you enter, you are welcomed into a cosy lounge that boasts feature decorative beams and a striking vaulted ceiling, creating an inviting atmosphere ideal for relaxation or entertaining guests.

The exterior of the cottage is equally impressive, featuring a wrap-around side and rear garden that provides ample outdoor space for gardening, play or simply enjoying the fresh air. The detached garage offers additional storage or parking options, while the generous off-road parking ensures that you and your guests will never be short of space.

This property is perfect for those seeking a tranquil lifestyle in a picturesque setting, while still being within easy reach of local amenities and transport links. With its charming features and ample outdoor space, this detached cottage is a wonderful opportunity for anyone looking to make a home in Pontyberem. EPC: E.

Entrance Hallway

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

Lounge

27'10" x 10'9" approx

Vaulted ceiling with feature oak beams, four uPVC double glazed windows facing front, side and rear. uPVC double glazed patio doors leading to garden, feature wood burner, radiator.



Kitchen/ Diner

21'3" x 15'8" approx

Fitted with a range of matching wall and base units with work surface over, ceramic sink with mixer tap, space for fridge/freezer, feature red range cooker, integrated dishwasher, space for freestanding electric oven with extractor over, feature wood burner and radiator. Two uPVC double glazed windows facing front and rear.

Landing

uPVC double glazed window facing rear, radiator.

Master Bedroom

14'9" x 11'5" approx

Three uPVC double glazed window facing front and rear, built in wardrobes and radiator.

Bedroom Two

22'1" x 14'7" approx

uPVC double glazed window facing front, built in storage cupboard and radiator.

En-Suite

Fitted with a three piece suite comprises of low level W.C., and wall mounted wash hand basin & shower cubicle.

Family Bathroom

Fitted with a three piece suite comprises of low level W.C., wall mounted wash hand basin and bath with shower over. uPVC double glazed window facing rear with obscure glass.

External

Front: Gravelled driveway with ample off road parking and access to side and rear gardens.

Rear: Wrap around lawn to side and rear, with patio areas one with fire pit area and storage outbuildings, wooden shed and oil tank. Set in approx 0.45 of an acre.

Detached Garage

Power & lighting, two wooden garage doors.

Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.

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All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser. Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

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PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and appearances may differ from those shown.

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LEGAL INFORMATION: Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.

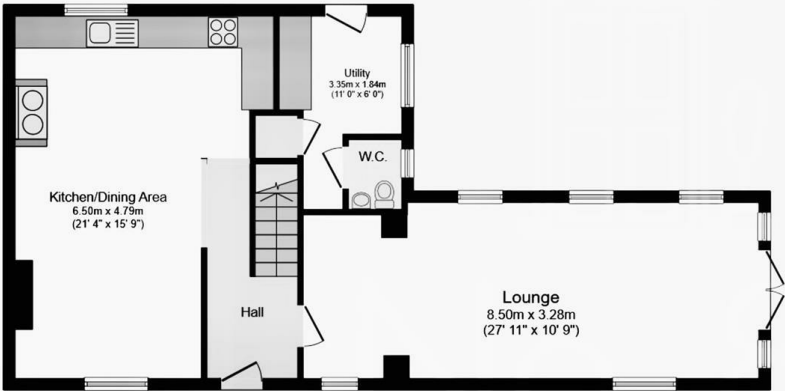
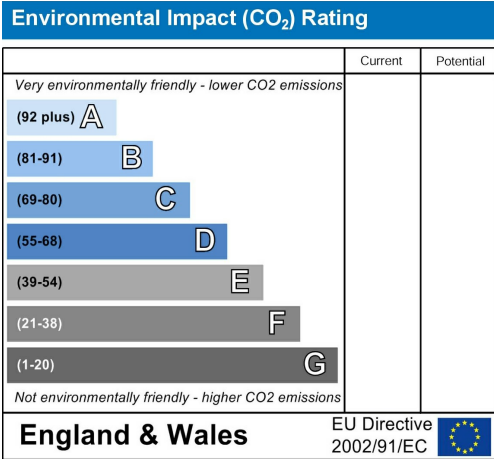
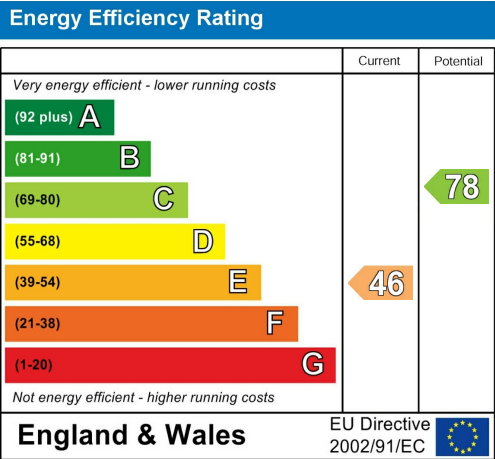








Local Authority Carmarthenshire
Council Tax Band D
EPC Rating E



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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.