



Ponthenry Road

Pontyates, Llanelli SA15 5TY

- Detached Bungalow
- Off Road Parking
- Open Country Views to Front Of Property
- Oil Central Heating
- EPC:tbc
- Two Double Bedrooms
- Front & Rear Gardens
- Newly Renovated Through Out
- New Oil Boiler
- Village Location With All Local Amenities

Asking Price £215,000 Freehold





Location

Description

Nestled on Ponthenry Road in the charming village of Pontyates, Llanelli, this delightful bungalow offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms and a spacious reception room, this property is ideal for small families, couples, or those seeking a peaceful retreat.

The bungalow has recently undergone a thoughtful renovation, ensuring that it meets contemporary standards while retaining its character. A new central heating boiler, fitted in July 2025, promises warmth and efficiency throughout the colder months.

One of the standout features of this home is its enchanting chocolate box rear garden, which provides a picturesque setting for relaxation and outdoor entertaining. The garden is complemented by stunning open countryside views that can be enjoyed from both the front and rear of the property, creating a serene atmosphere that is hard to resist.

For those with vehicles, the property offers off-road parking for two vehicles, adding convenience to your daily routine. Located in a village setting, residents will find all local amenities within easy reach, making this an ideal spot for those who appreciate the charm of village life while still having access to essential services.

In summary, this beautifully renovated bungalow on Ponthenry Road is a rare find, combining modern comforts with the tranquillity of rural living. It is a perfect opportunity for anyone looking to settle in a welcoming community surrounded by nature. EPC:tbc

Hallway

Approach via uPVC double glazed door into hallway, radiator, loft access with pull down later. Loft with lighting.

Reception Room

10'8" x 9'10" approx
uPVC double glazed Bay window facing front of property gives open countryside views, radiator.

Kitchen Dining Room

18'11" x 12'2" approx

Fitted with a range of matching base and wall units, integrated oven, hob with extractor fan above, radiator, plumbing for washing machine, space for fridge freezer, uPVC double glazed windows facing front and rear of property, half glass uPVC double glazed door leads to side of property, spot lighting.

Bedroom One

10'8" x 8'10" approx

Radiator, uPVC double glazed window facing side of property.

Bedroom Two

10'8" x 8'10" approx

Radiator, uPVC double glazed window facing side of property.

Shower Room

Fitted with a three piece suite comprising of WC, vanity unit with hand wash basin, freestanding shower, tiled flooring, walls fully tiled, spot lighting feature towel radiator, obscure uPVC double glazed window facing rear of property.

External

FRONT: Off road parking to front of property, side steps lead to front garden, external tap, external electric sockets.

REAR: Rear Garden laid to lawn with patio area, surrounded with mature shrubbery, external lighting, oil tank, side access, External tap, Fish Pond.

Freestanding Shed With power & lighting.

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 Camarthenshire
Council Tax Band C
EPC Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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.