



Myrtle Hill

Ponthenry, SA15 5PD

- CHAIN FREE Detached Bungalow
 - Two Attic Rooms
- Double Detached Garage With Storage Areas & Utility
 - Village Location
 - EPC:D
- Three Double Bedrooms
 - Two Reception Rooms
- Off Road Parking For Several Vehicles
 - Open Countryside Views To Rear
 - Viewing By Appointment

Asking Price £275,000 Freehold





Location

Description

Located on Myrtle Hill, Ponthenry, this delightful detached bungalow presents an excellent opportunity for those seeking a spacious family home. Boasting three generously sized double bedrooms, this property is perfect for families or individuals looking for extra space. The bungalow features a well-proportioned reception room and conservatory, ideal for entertaining guests or enjoying quiet evenings in.

The property also includes a detached garage, providing ample storage or potential for a workshop, catering to various needs. While the bungalow is in need of modernising, this offers a unique chance for buyers to personalise the space and create their dream home. With the added benefit of being chain free, the purchasing process can be smooth and straightforward.

Situated in a peaceful neighbourhood, this bungalow is surrounded by the natural beauty of the Welsh countryside, making it an ideal retreat from the hustle and bustle. Local amenities and transport links are within easy reach, ensuring convenience for everyday living.

In summary, this detached bungalow in Myrtle Hill is a promising property that combines space, potential, and a tranquil location. Whether you are looking to invest or create a home tailored to your tastes, this bungalow is well worth considering. CHAIN FREE, EPC:D.

Hallway

Understairs storage cupboard, radiator, hatch to attic space with drop down ladder.

Lounge

23'86" x 13'90" approx

Two uPVC double glazed windows facing front and side, sliding doors leading to conservatory, three radiators and gas fireplace.

Conservatory

11'39" x 10'49" approx
uPVC double glazed windows and double doors to rear garden.

Kitchen/ Dining Room

12'08" x 10'84" approx
Fitted with base and wall units with worksurface over and stainless steel sink. uPVC double glazed window facing rear and door to rear garden, radiator and storage cupboard housing Valiant gas boiler.

Bedroom One

12'42" x 10'94" approx
uPVC double glazed window facing front, radiator.

Bedroom Two

12'59" x 10'45" approx
uPVC double glazed window facing rear, radiator.

Bedroom Three

9'35" x 9'16" approx
uPVC double glazed window facing front, radiator and storage cupboard.

Family Bathroom

8'94" x 5'76" approx
Fitted with a three piece suite comprises of bath with shower over, low level W.C., and pedestal sink. uPVC double glazed window facing rear with obscure glass, radiator and airing cupboard.

Attic Room One

36'27" x 8'84" approx
uPVC double glazed window facing side, radiator.

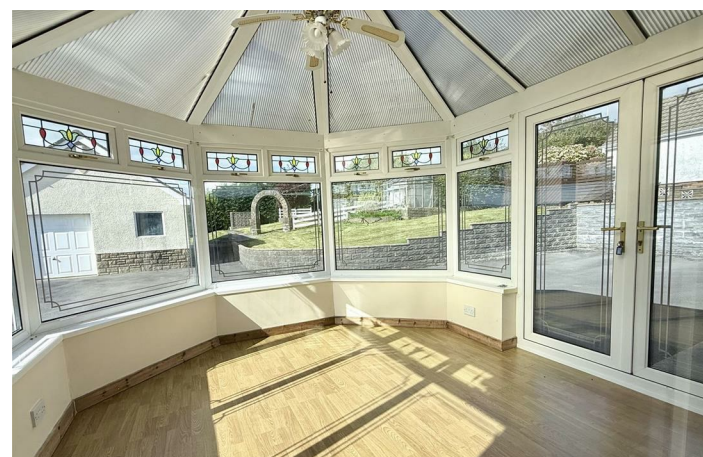
Attic Room Two

11'44" x 8'86" approx
Two uPVC double glazed windows facing rear and side, radiator.

External

Front: Driveway with ample off road parking leading to rear of property and garage, lawn area and gated side access.

Rear: Lawn areas, summer house and green house, open countryside views.



Detached Double Garage & Storage Areas With Utilit

20'0" x 11'1" approx

Power and lighting, up & over door, cold water tap, window facing rear.

Two storage areas and utility room with stainless steel sink and plumbing for washing machine.

Disclaimer

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

SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property

for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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







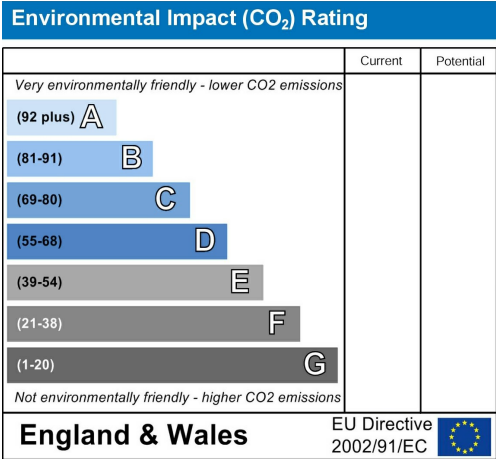
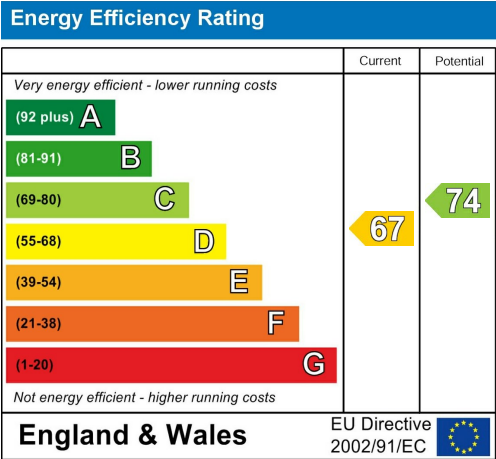
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Local Authority Carmarthenshire
 Council Tax Band E
 EPC Rating D



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