



## **Ffordd Aneurin**

Pontyberem, Llanelli SA15 5DF

- Semi Detached Property
- Kitchen/ Dining Room & Utility Room
  - Views to Rear
- Village Location
  - EPC: D
- Three Bedrooms
- Large Front, Side & Rear Garden
  - Gas Central Heating
  - Freehold
- Viewing By Appointment Only

**Asking Price £124,995 Freehold**







## Location

### Description

Situated in the village of Pontyberem, this semi-detached house on Ffordd Aneurin presents an opportunity for those seeking a home with potential. The property features three well-proportioned bedrooms, making it ideal for families. One of the standout features of this home is the large garden, which is predominantly laid to lawn. This outdoor space is perfect for gardening enthusiasts or for families to enjoy outdoor activities. The garden offers a blank canvas for those wishing to create their own personal oasis. While the property is in need of some attention, it provides a fantastic opportunity for buyers to put their own stamp on it and enhance its charm. The location is particularly appealing, as it is situated in a village that boasts a range of local amenities, ensuring that daily conveniences are within easy reach. EPC:D.

### Entrance Hallway

Access via front door, staircase to first floor.

### Lounge

15'1" x 10'2" approx

Window facing front, fireplace, radiator, double doors in to kitchen/ dining room.

### Kitchen/ Dining Room

21'5" x 9'8" approx

Base and wall units with work surfaces over, sink unit, space for fridge/ freezer, plumbing for washing machine. Window to rear and door to rear hallway.

### Utility Room

9'2" x 5'11" approx

Power and lighting.

### Bedroom One

14'4" x 8'6" approx

Window facing rear, radiator, built in storage cupboard.

### Bedroom Two

11'7" x 9'4" approx

Window to front, built in storage cupboard, radiator.

### Bedroom Three

9'8" x 7'0" approx

Window facing front, radiator.

### Bathroom

6'10" x 5'9" approx

Fitted with a bath with shower over, pedestal sink and low level W.C., window facing rear with obscure glass.

### External

Garden laid to lawn to rear side and front, path leads to front door with steps.

### 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.









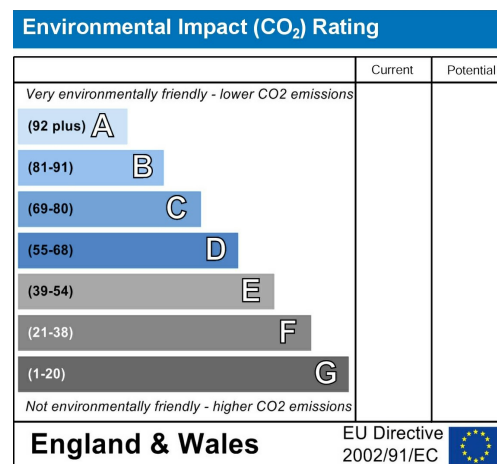
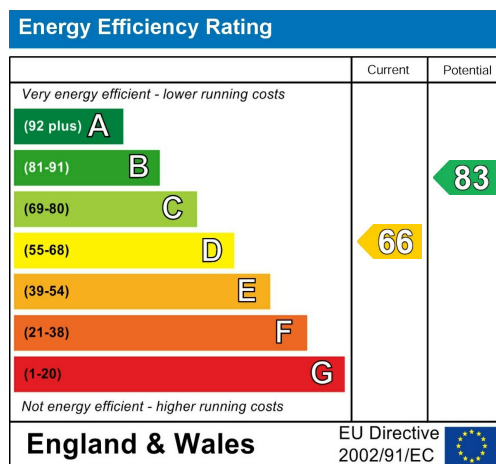








**Local Authority Carmarthenshire County Council**  
**Council Tax Band B**  
**EPC Rating D**



**Cymru Estates Sales Office**

23a Llandeilo Road, Cross Hands,  
 Llanelli, Dyfed, SA14 6NA

**Contact**

01269 846746  
[crosshands@cymruestates.com](mailto:crosshands@cymruestates.com)  
[www.cymruestates.com](http://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.