



Coalbrook Road

Pontyberem, Llanelli SA15 5HU

- Three Store Detached Property
- Family Bathroom En-suite and W.C. Room
- Off Road Parking Leads To Detached Garage
 - Balcony Giving Garden Views
 - Freehold Property EPC:C
- Four Double Bedrooms
- Ground Floor Family Room
- Handmade Oak Features Throughout The Property
- Kitchen and Utility Room
- CHAIN FREE Property

£369,995 Freehold





Location

Description

Welcome to this stunning detached house located on Coalbrook Road in the charming village of Pontyberem, Llanelli. This modern property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four generously sized bedrooms, there is ample space for everyone in the household to enjoy their own private sanctuary. The two bathrooms ensure convenience and comfort for all residents. Situated on a sizeable plot, this property offers parking for up to four vehicles, making it ideal for families with multiple cars or visitors. The modern design of the house provides a sleek and stylish living space that is sure to impress. Don't miss the opportunity to make this house your home and enjoy the tranquillity of village life in Pontyberem. Contact us today to arrange a viewing and experience the charm of this beautiful property for yourself. EPC: C

Entrance Hall

13'1" x 13'6" x 12'5" approx

Access via uPVC double glazed double doors. Handmade Oak dog legged open staircase leading to first floor. Vaulted ceiling. Oak internal doors and flooring. radiator, door leading to Kitchen/Dining/Family Room. Large under stairs coat/boot room.

Lounge

24'0" x 17'9" narrowing in part 11'2" approx
Oak flooring throughout. Two light oak finish uPVC double glazed windows to fore. Three radiators with . Light Oak framed uPVC double glazed window facing side and rear. Feature fireplace with wooden surround, a granite hearth, "Livingflame" gas fire inset.

Dining Area

31'7" x 16'4" narrowing to 11'6" approx
Oak flooring. radiator, uPVC double glazed window facing side.

Cloakroom

5'4" x 5'6" approx

Fitted with a two piece suite comprising of W.C., large pedestal wash hand basin. Light Oak framed uPVC double glazed window facing rear, radiator, Ceramic tiled floors, part tiled walls with patterned border.

Kitchen

31'7" x 16'4" narrowing to 11'6" approx

Fitted with a range of handmade base and wall units with distressed oak door and drawer fronts and Solid granite worksurface over, integrated fridge/freezer and dishwasher. Belfast sink with mixer tap over. Rangemaster cooker 6 gas burner hob and double oven and grill and warming plate. Tiled floor. uPVC double glazed window facing side and rear. LED downlighting. uPVC light Oak framed double glazed doors leading out to timber decked balcony with timber balustrade. Spiral staircase leading down to the lower floor.

Lower Ground Floor

Family Room/Sun Lounge/Games Room

Radiator, LED downlighting and spotlights. Three uPVC light oak framed double glazed windows facing side. Light oak framed uPVC double glazed double doors and one single door leading out to the rear garden. Ceramic tiled floor.

Utility Room

10'3" x 4'1" approx

Fitted worksurface. Plumbing for washing machine and space for tumble dryer. radiator. Fitted shelving and wall mounted "Ideal Logic" combination mains gas fired boiler which serves the central heating system and heats the domestic hot water.

First Floor Landing

Part galleried overlooking the entrance hall with doors leading off to all bedrooms and family bathroom. Oak finish flooring. Radiator. LED downlighting.

Bedroom One

17'10" x 16'4" narrowing to 10'11" approx

Downlighting. Oak flooring. Light Oak uPVC double glazed window facing rear and side. Access to loft space, radiator.



En-Suite

8'9" x 4'11" approx

Fitted with a three piece suite comprising of low level W.C., Double wash hand basin with mixer tap and vanity draw underneath, shower cubicle with rain shower over. LED downlighting. Wall mounted Manrose extractor. Light Oak uPVC double glazed window facing side. Floor to ceiling tiled walls with patterned border. Wall mounted chrome ladder towel radiator.

Bedroom Two

17'9" x 10'2" approx

Two uPVC light oak framed double glazed windows facing front. Two radiators, feature vaulted ceiling. Two double glazed Velux windows. Downlighting. Wood effect flooring.

Bedroom Three

13'9" x 7'10" approx

Light Oak uPVC double glazed window facing side. Wood Effect flooring. Access to loft space.

Bedroom Four

13'10" x 11'3" approx

uPVC light oak framed double glazed windows facing rear, uPVC light oak framed double glazed windows facing side. radiator. Wood effect flooring. Vaulted ceiling with downlighting and double glazed Velux window.

Mezzanine Level With Family Bathroom

10'7" x 5'3" approx

Fitted with a three piece suite comprising of P shaped bath with shower screen and rain shower over, Pedestal wash hand basin with black mixer tap over. low level W.C., Light Oak uPVC double glazed window facing rear. Brick effect grey tiles walls in part. Radiator. Distress oak effect flooring.

External

Front: The property benefits from double gated access onto a tarmac driveway to side of property, which leads up to a masonry built detached garage (6.5m x 4m approx) with up and over door to fore.

Rear: Directly to the rear there is a raised timber







deck balcony with balustrade and dog legged staircase that leads down to the gardens and grounds. Slightly raised patio area which then leads onto the formal gardens and grounds. With a tarmacadam pathway to side and then a further paved patio area intersecting a further lawned area. A timber framed summerhouse.

Detached Garage

Off Road Parking leads to Detached Garage with power and lighting,

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, 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

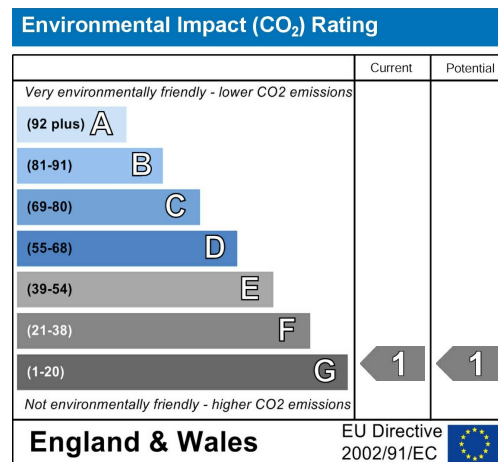
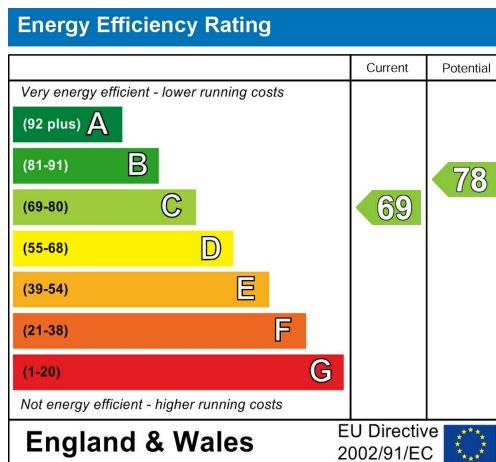
for guidance and prospective purchasers should verify themselves as to their accuracy before bringing into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are relevant to you. Please contact our office if you have a specific enquiry in relation to the property such as location, views, gardens etc particularly if travelling distances to view.

IFT

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



Cymru Estates Sales Office
23a Llandeilo Road, Cross Hands,
Llanelli, Dyfed, SA14 6NA

Contact
01269 846746
crosshands@cymruestates.com
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.