



Heol Y Meinciau

Pontyates, Llanelli SA15 5RT

- Semi Detached Property
- Family Shower Room & En-suite Bathroom
- Garage with Off Road Parking
- FREEHOLD PROPERTY
 - EPC; E
- Four Bedrooms
- Two Reception Rooms
- Large Rear Garden With Patio Area
- Oil Central Heating
- CHAIN FREE

Asking Price £249,950 Freehold





Location

Description

Cymru Estates are delighted to offer For Sale this beautifully designed Four Bedroom Semi Detached Property, situated in the village of Pontyates. This spacious accommodation offers an impressive contemporary living finished to a high standard. The accommodation comprises briefly of Kitchen with Dining areas, Utility room, Two Reception Rooms, W.C cloakroom, Master bedroom with en suite bathroom room, a further three bedrooms and a family Shower Room. Externally you will find Off road parking leading to Detached Garage with Outbuilding, attractive out door area ideal for entertaining with a good sized Garden. Viewing is recommended to appreciate this well presented property. CHAIN FREE. EPC: E

Hallway

32'2 x 5'8 approx

Radiator, smoke alarm, dog leg staircase to first floor

Reception One

12'1 x 10'4 approx

uPVC double glazed window facing front of property, radiator

Reception Two

11'10 x 11'8 approx

uPVC double glazed window facing rear of property, radiator, electric fireplace with feature surround

Kitchen

15'6 x 12'11 approx

Fitted with matching base and wall units with complimentary worksurface over, electric four ring hob with extractor fan over, electric oven and grill, stainless steel sink with mixer tap, space for fridge freezer, uPVC double glazed window facing rear of property, uPVC double glazed patio doors leading to rear garden, radiator, smoke alarm

Cloakroom

Fitted with a two piece suite comprising of low level W.C., and a wall mounted sink, extractor fan

Utility Room

7'2 x 5'3 approx

uPVC double glazed window facing side of property with obscure glass, radiator, plumbing for washing machine, space for tumble dryer and boiler with worksurface over,

First Floor

Landing

Smoke alarm

Master Bedroom

19'3 x 12'11 approx

uPVC double glazed window facing rear of property, radiator

En-suite

10'2 x 5'2 approx

Fitted with a three piece suite comprising of vanity unit sink, low level W.C., panelled bath with shower attachment over, extractor fan, uPVC double glazed window facing side of property with obscure glass, radiator, fully tiled walls

Bedroom Two

10'10 x 10'1 approx

uPVC double glazed window facing front of property, radiator

Bedroom Three

10'10 x 6'4 approx

uPVC double glazed window facing front of property, radiator

Bedroom Four

10'10 x 6'3 approx

uPVC double glazed window facing rear of property, radiator

Family Bathroom

7'0 x 5'0 approx

Fitted with a three piece suite comprising of vanity unit sink, low level W.C., shower cubicle, extractor fan, radiator, fully tiled walls

External Front

Off road parking, ornamental chippings

External Rear

Detached Garage, off road parking to side of property,, ornamental chippings, patio area and lawn area



Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

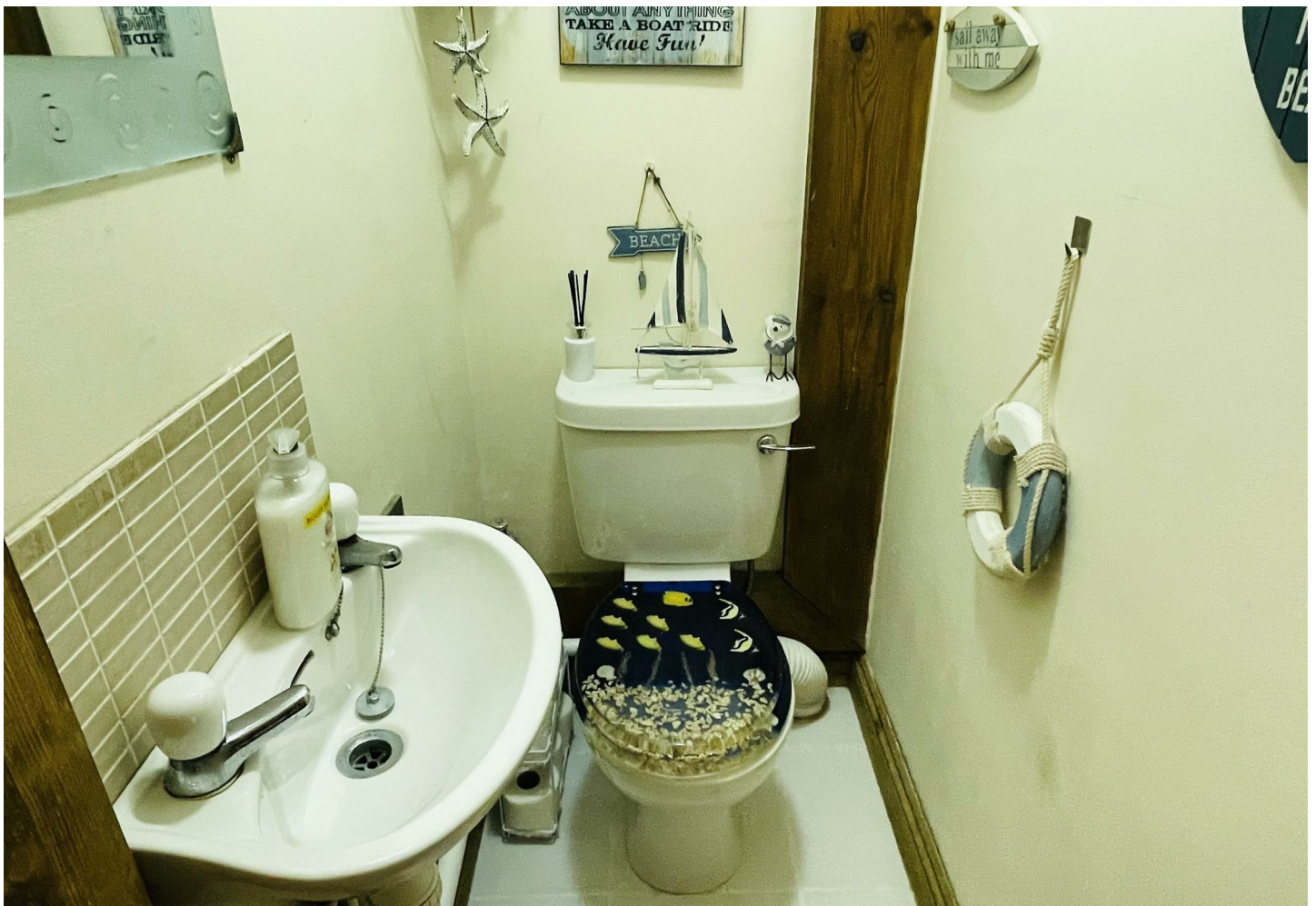
SERVICES: Mains gas, electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.

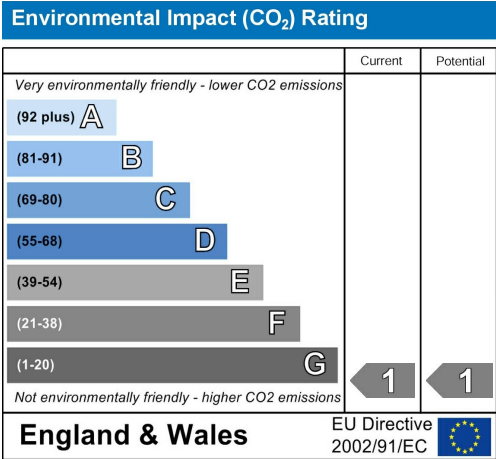
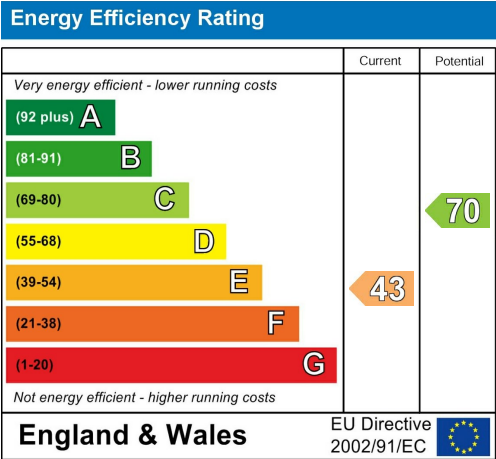








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating E



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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.