Heol Wepner

Pontyates, Llanelli SA15 5RU

- Detached Property
- Kitchen & Two Reception Rooms
- Off Road Parking
- Village Location
- EPC: C
- Three Double Bedrooms
- Two Bathrooms & En-Suite
- Open Countryside Views To Rear
- Freehold
- Viewing By Appointment Only

Asking Price £289,950 Freehold

Location

Description

Nestled in the charming village of Pontyates this delightful detached three bed property on Heol Wepner offers a unique blend of comfort and tranquillity. With off-road parking available, convenience is at your fingertips as you arrive at this inviting residence.

Upon entering, you will discover two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen/ breakfast room are perfect for enjoying leisurely meals while taking in the picturesque open countryside views that grace the rear of the property.

This property boasts three generously sized double bedrooms, ensuring that there is plenty of room for family and guests. Each bedroom is designed to offer comfort and privacy, making it an ideal retreat after a long day.

The combination of modern living and the beauty of the surrounding countryside makes this property a rare find. If you are looking for a peaceful place to call home, this property in Pontyates is sure to impress. EPC: C.

Entrance Hallway

Access via uPVC double glazed door, staircase to first floor with understairs storage cupboard.

Kitchen/ Breakfast Room

14'9" x 9'6" approx
Fitted with a range of base and wall units with worksurface over, stainless steel 1½ bowl sink with drainer and mixer tap, electric oven and hob with extractor hood over, integrated dishwasher, plumbing for washing machine and space fridge/freezer. uPVC double glazed window facing rear with open cuontryside views,

Dining Room/ Lounge

20'8" x 10'2" approx
uPVC double glazed window to front, feature fireplace, two radiators.

Reception Two
20'0" x 10'2" approx
uPVC double glazed window to front, two radiators.

Rear Hallway
uPVC double glazed door to side.

Downstairs Shower Room
5'7" x 5'3" approx
Fitted with a three piece suite compromising of shower cubicle, low level W.C., and wash hand basin. Built in storage cupboard housing gas fired combi boiler, uPVC double glazed window to rear with obscure glass.

Landing
uPVC double glazed window to rear with open countryside views, loft access.

Master Bedroom
14'1" x 8'2" approx
Two uPVC double glazed windows to front, radiator, access to En-Suite.

En-Suite
5'3" x 5'3" approx
Fitted with a three piece suite compromising of shower cubicle, low level W.C, and wash hand basin, radiator.

Bedroom Two
10'6" x 10'2" approx
uPVC double glazed window to front, radiator.

Bedroom Three
10'6" x 10'2" approx
uPVC double glazed window to rear, radiator.

Family Bathroom
8'2" x 6'7" approx
Fitted with a three piece suite compromising of P shaped bath with shower over, low level W.C, and wash hand basin set in vanity unit, uPVC double glazed window to rear with obscured glass, radiator.

External
Vehicular access to side, leading to ample tarmacked parking area.

Enclosed rear garden laid to lawn with patio area with far reaching countryside views.

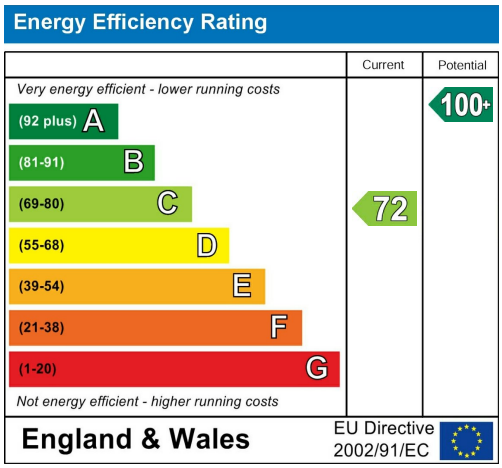
Outbuilding

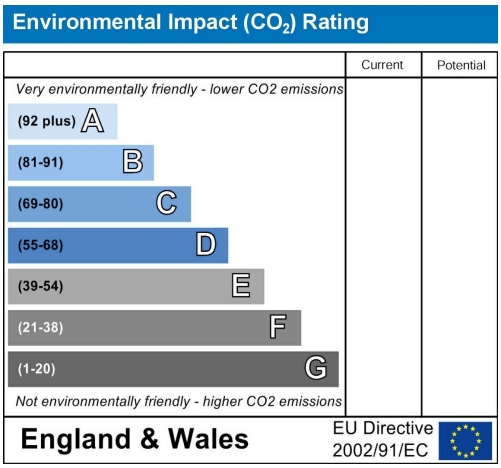
15'2" x 7'3" approx
uPVC double glazed window and door, electic and lighting.

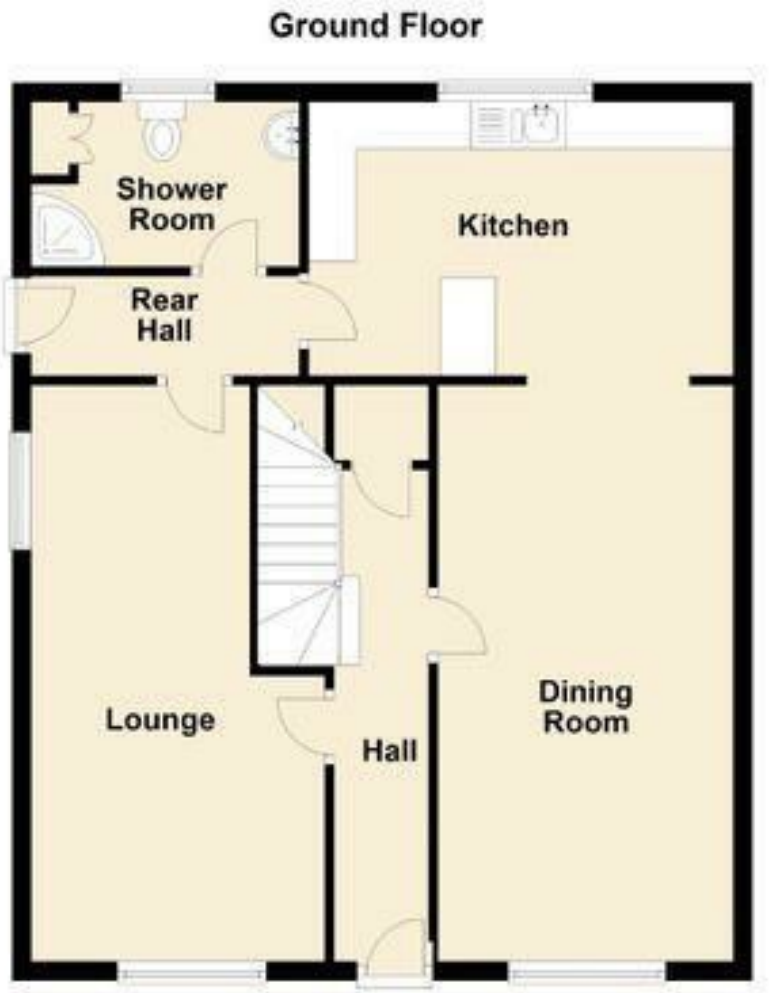
Disclaimer

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 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 D
EPC Rating C







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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.