



Ffynnon Y Waun

Ponthenry, Llanelli SA15 5PH

- Semi-Detached House
 - CHAIN FREE
 - EPC: C
 - Village Location
- Ideal first-time buyer/ Investment Property
- Three Bedroom
- Gas Central Heating
- Cloakroom and Family Bathroom
- Off Road Parking
- Viewing by Appointment

Asking Price £149,950 Freehold





Location

Description

Nestled in the charming area of Ffynnon Y Waun, Ponthenry, this delightful semi-detached house offers a perfect blend of comfort and modern living.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The house features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. Each bedroom offers a peaceful retreat, perfect for unwinding after a long day.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a sense of community while still being within easy reach of local amenities.

This semi-detached house in Ffynnon Y Waun is an excellent opportunity for those looking to settle in a lovely part of Carmarthenshire. With its modern features and spacious layout, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming property your new home. CHAIN FREE, EPC: C.

Entrance Hallway

Via uPVC double glazed door, uPVC double glazed window to side, staircase, understairs cupboard

Lounge

10'9" x 14'7" approx

Access via uPVC double glazed window to front, radiator

Kitchen/Diner

10'5" x 12'9" approx

Fitted with matching base and wall units with worksurface over, electric oven and gas hob with extractor hood over, plumbing for washing machine, space for fridge/ freezer, uPVC double glazed window facing rear and door leading to rear garden with obscure glass, radiator. Wall mounted gas central heating boiler.

Cloakroom

Fitted with a two piece suite comprising of low level W.C. and wall mounted sink, radiator, uPVC double glazed window facing rear with obscure glass.

Landing

uPVC double glazed window facing side, airing cupboard, radiator, hatch to loft space.

Bedroom One

14'0" x 10'2" approx

uPVC double glazed window facing rear, radiator.

Bedroom Two

11'1" x 7'6" approx

uPVC double glazed window facing front, radiator.

Bedroom Three

7'10" x 9'6" approx

uPVC double glazed window facing front, radiator.

Bathroom

6'5" x 6'10" approx

Fitted with a three piece suite comprising of paneled bath with shower over, pedestal sink unit and low level W.C., uPVC double glazed window facing rear with obscure glass, radiator.

External

Front and side garden laid to lawn, timber gate to rear.

Rear: garden mainly laid to lawn with parking for one car

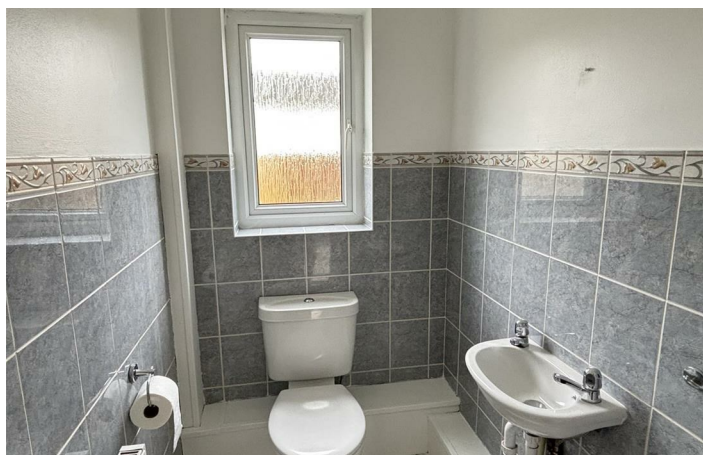
Disclaimer

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.

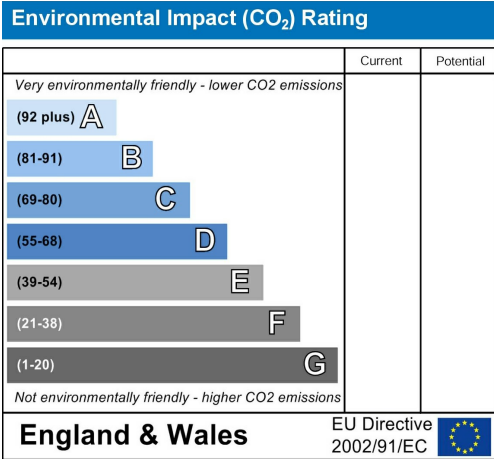
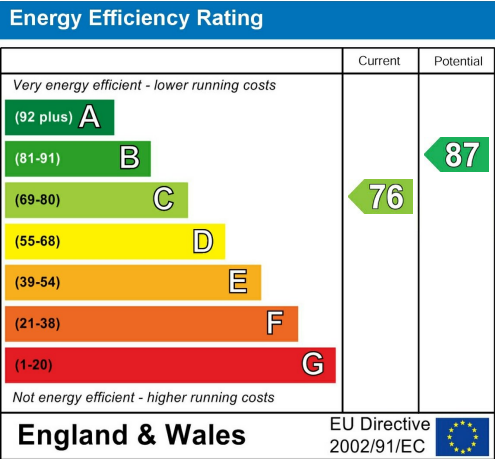








Local Authority Carmarthenshire
Council Tax Band C
EPC Rating C



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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.