



Heol Y Parc

Pontyberem, Llanelli SA15 5EA

- Two Properties!! On The Same Plot Of Land
- Property One 2 Bedroom 2 Reception Rooms
 - CHAIN FREE, EPC: D. Huge Potential
 - Viewing a must to appreciate the size
 - Walking Distance to Local Amenities
- Renovation and Refurbishment Required
- Property Two 3 Bedrooms 1 Reception Room
 - Excellent Investment Opportunity
 - Excellent access to A48/M4
 - Garden Areas and OFF Road Parking

Asking Price £159,950 Freehold





Location

Description

Comprising Of Two Porch Areas, Two Reception Rooms, Kitchen/Diner, Two Double Bedrooms and Family Bathroom.

Entrance Porch

8'5" x 4'1" approx

Approach via a uPVC door, uPVC double glazed window facing side of property, radiator.

Kitchen

13'4" x 10'1" approx

Baxi Gas Boiler, uPVC double glazed window facing side of property, radiator, fitted with base and wall unit.

Inner Hallway

Storage cupboard, stairs lead to first floor, radiator.

Reception Room

16'9" x 13'9" approx

uPVC double glazed window facing side of property, radiator.

Side Porch

7'11" x 5'7" approx

uPVC double glazed french doors.

Reception Room Two

15'10" x 8'2" approx

uPVC double glazed window facing front of property, radiator.

Landing

Shash window facing side of property, radiator, loft access.

Bedroom One

15'7" x 10'1" approx

Double Bedroom with uPVC double glazed window facing front, radiator

Bedroom Two

13'1" x 10'6" approx

Double Bedroom with uPVC double glazed windows facing front and side of property, radiator, built in storage cupboard.

Bathroom

7'5" x 5'8" approx

Fitted with a three piece suite comprising of low level W.C. Pedals hand wash basin, bath with telephone shower tap, radiator, uPVC double glazed window facing side of property.

Property Two

Comprising Of Porch, Reception Rooms, Kitchen/Diner, Three Bedrooms and Family Bathroom.

Porch Area

8'11" x 6'1" approx

Radiator, uPVC double glazed window facing side of property, uPVC double glazed door to rear.

Kitchen

19'1" x 11'3" approx

Fitted with base units with stainless steel sink unit, radiator, uPVC double glazed window facing rear and side.

Reception Room

20'1" x 10'1" approx

Radiator, French doors lead to rear of property, stairs lead to first floor, uPVC double glazed window facing side of property.

Landing

Loft access, uPVC double glazed window facing side of property.

Bedroom One

14'4" x 8'5" approx

Radiator, uPVC double glazed window facing side of property,

Bedroom Two

13'2" x 8'10" approx

Radiator, uPVC double glazed window facing side of property.

Bedroom Three

10'1" x 6'7" approx

Radiator, uPVC double glazed window facing side of property.

Bathroom

11'3" x 7'5" approx

Fitted with a three piece suite comprising of low level W.C. Hand wash basin, bath, radiator, uPVC double glazed window facing rear of property, built in storage cupboard housing Ideal Gas boiler.



External

Side access to both properties, Outbuilding, W.C.
Outbuilding, Tiered Garden Area, Off Road Parking.

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.

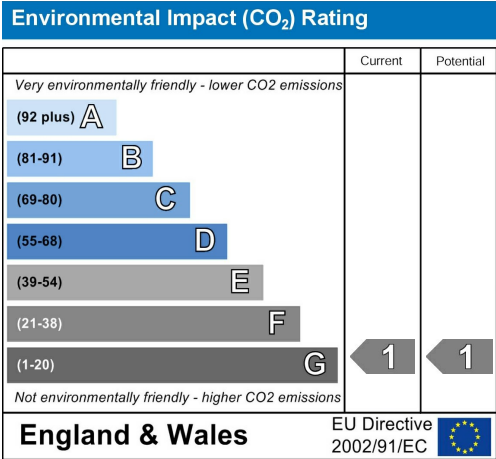
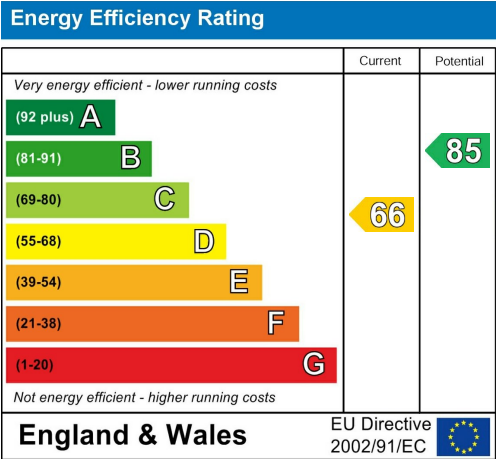








Local Authority Carmarthenshire
 Council Tax Band A
 EPC Rating D



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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.