



Ffordd Aneurin

Pontyberem, Llanelli SA15 5DE

- Semi Detached Property
- CHAIN FREE
- Gas Central Heating
- Village Location With All Local Amenities
- EPC: tbc
- Three Bedrooms
- Off Road Parking
- Enclosed Rear Garden with Storage Sheds
- Freehold
- Viewing By Appointment Only

Asking Price £99,950 Freehold





Location

Description

Nestled in the charming area of Ffordd Aneurin, Pontyberem, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three bedrooms, this property is ideal for families or individuals seeking extra space. The layout includes a welcoming lounge and a dining room, perfect for entertaining guests or enjoying family meals.

The kitchen, while in need of renovation, offers a blank canvas for you to design a culinary haven tailored to your tastes. The property also features a bathroom, ensuring convenience for all residents.

One of the standout features of this home is the off-road parking, providing ease and security for your vehicles. The location is particularly advantageous, as it offers a convenient setting with access to local amenities and transport links, making daily life more manageable.

This property is a fantastic opportunity for those willing to invest time and effort into renovations, transforming it into a beautiful and personalised living space. With its potential and prime location, this house is not to be missed. CHAIN FREE, EPC: tbc.

Hallway

Staircase to first floor, understairs cupboard, radiator.

Lounge

15'0" x 10'1" approx
Window facing front, electric fireplace, radiator.

Reception Two

Sliding doors to rear garden, radiator.

Kitchen

10'5" x 9'8" approx

Fitted with matching base and wall units with worksurface over, plumbing for dishwasher and washing machine, sink with mixer tap and drainer, electric oven and hob, undercounter fridge, wall mounted gas boiler. Window facing rear and door to side porch.

Side Porch

Outside W.C. room, two storage rooms.

Landing

Window facing side, hatch to loft space, radiator.

Bedroom One

14'1" x 8'6" approx

Window facing rear, radiator, fitted wardrobe, storage cupboard.

Bedroom Two

11'6" x 9'3" approx

Window facing front, radiator, storage cupboard housing water tank.

Bedroom Three

9'8" x 7'2" approx

Window facing front, radiator.

Family Bathroom

6'11" x 5'7" approx

Fitted with a three piece suite comprising of low level W.C., vanity sink, panelled bath with shower over. Window facing rear with obscure glass, radiator.

External

Front: Steps leading to front of property with ornamental chippings, off road parking.

Rear: Patio areas.

Disclaimer

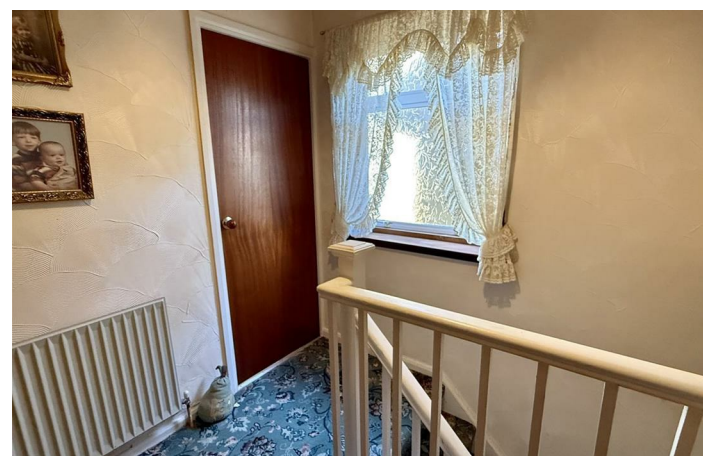
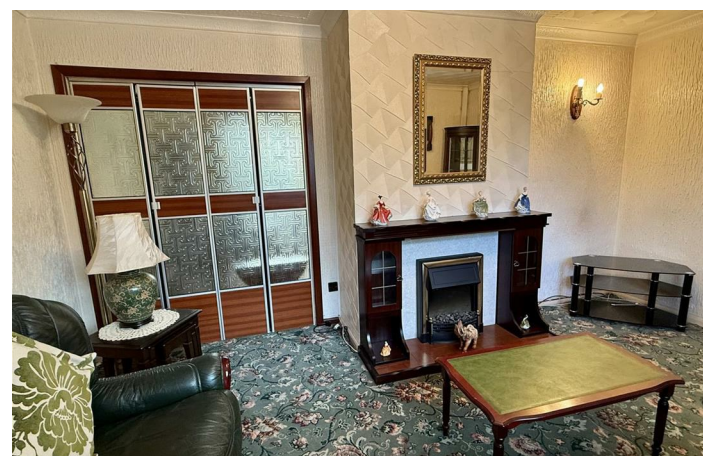
GENERAL INFORMATION

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 B
EPC Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Cymru Estates Sales Office

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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.