



Heol Capel Ifan

Pontyberem, Llanelli SA15 5HF

- Detached Property
- Family Bathroom & Cloakroom
- Off Road Parking
 - Freehold
 - EPC; tbc
- Four Bedrooms
- Open Countryside Views
- Garage & Storage Sheds
 - CHAIN FREE
- Viewing By Appointment

Offers Over £325,000 Freehold





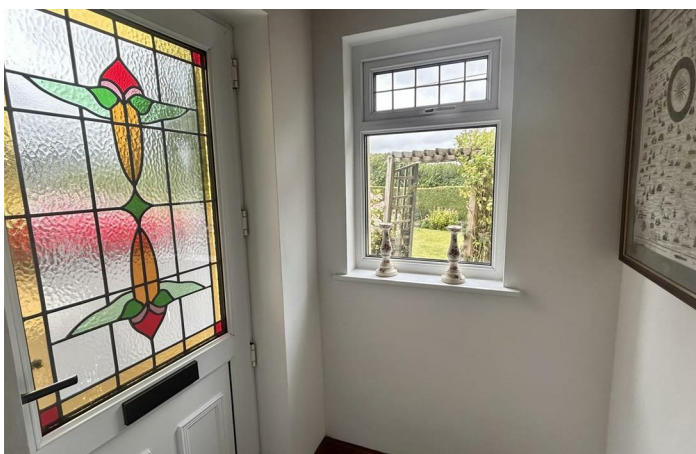
Location

Front Porch

3'10" x 3'10" approx
uPVC double glazed door and window.

Entrance Hallway

8'10 x 5'7" approx
Staircase to first floor, radiator.



Cloakroom

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

Kitchen

24'10" x 10'0" approx
Fitted with matching base and wall units with complimentary work surface over, electric oven and microwave, gas hob with extractor hood over, integrated dishwasher, integrated fridge, 1.5 sink unit with mixer tap and drainer, wall mounted boiler. uPVC double glazed window facing rear and double doors leading to rear garden, radiator, fitted storage cupboards.

Rear Porch

uPVC double glazed window and door, space for fridge/ freezer.

Lounge

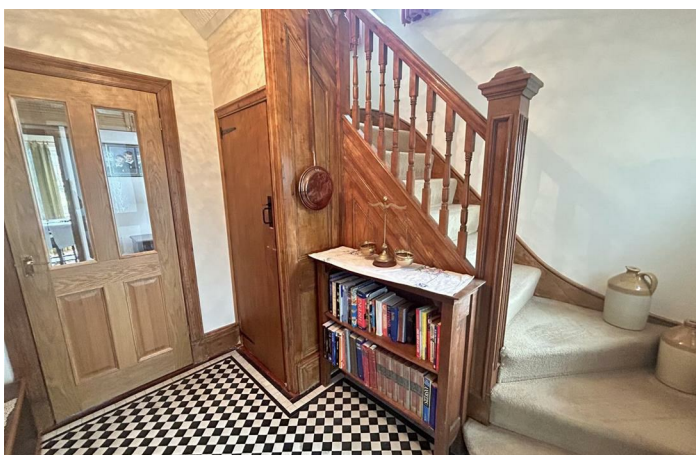
13'2" x 10'7" approx
Two uPVC double glazed window facing side, feature fire surround, sliding doors leading into second reception, radiator.

Dining Area

9'11" x 7'9" approx
Currently used as study, uPVC double glazed window facing side, radiator.

Reception Two

12'1" x 11'2" approx
uPVC double glazed window facing front, radiator, sliding doors leading into lounge.



Landing

9'1" x 8'7" approx

Two uPVC double glazed window facing front and side, storage cupboard, hatch to loft space.

Bedroom One

12'2" x 11'3" approx

uPVC double glazed window facing front, radiator.

Bedroom Two

13'11" x 11'2" approx

uPVC double glazed window facing side, radiator, fitted storage cupboard.

Bedroom Three

14'0" x 9'10" approx

uPVC double glazed window facing rear with open countryside views, radiator.

Bedroom Four

10'3" x 9'7" approx

uPVC double glazed window facing rear with open countryside views, radiator.

Family Bathroom

7'10" x 6'6" approx

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

External

Front: Drive with ample off road parking, lawn area surrounded by mature shrubbery, pond.

Rear: Lawn area, patio area, surrounded by mature shrubbery, outdoor plugs.

Detached Garage

18'4" x 9'3" approx

Electric and lighting, up & over door. Two windows facing side and door to side.

Outbuildings

Two block built storage sheds.

Outside Utility Room- Plumbing for washing machine, space for tumble dryer, window facing side.

Separate W.C. room with low level W.C., and wall mounted sink.

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.

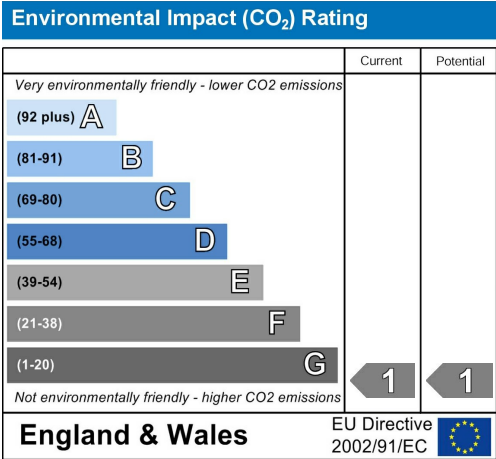
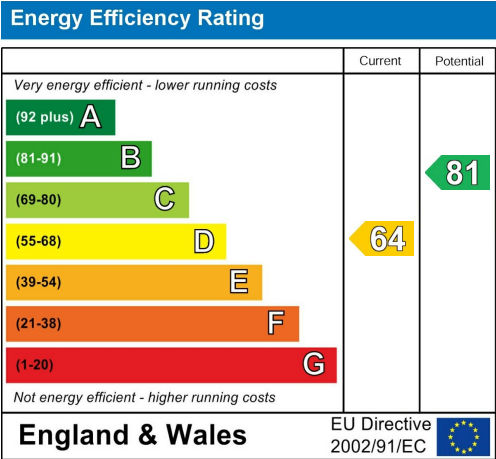








Local Authority Carmarthenshire
 Council Tax Band E
 EPC Rating D



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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.