



## Haulfryn

Pontyberem, Llanelli SA15 5DN

- Semi Detached Property
- Front & Rear Gardens
- Off Road Parking To Rear
- Village Location
- Utility Room
- Three Bedrooms
- Newly Fitted Kitchen
- Outside Storage Buildings
- Gas Central Heating
- Featured Property

**Asking Price £184,500 Freehold**





## Location



## Description

Located in the charming village of Bancffosfelen, this renovated Semi detached property offers a delightful blend of modern living and serene surroundings. Inside, you will find a spacious lounge and kitchen/ dining room and three generously sized double bedrooms, perfect for accommodating your family.

The interior has been thoughtfully updated throughout, ensuring a fresh and inviting atmosphere. The layout allows for a seamless flow between the living areas, making it ideal for both relaxation and entertaining.

Step outside to discover a lovely rear garden, perfect for hosting gatherings or enjoying quiet evenings under the stars. The garden space is a wonderful extension of the home, providing a private oasis for outdoor enjoyment.

Located in a village setting, this property is conveniently close to all local amenities, ensuring that you have everything you need within easy reach. Whether you are looking for a peaceful retreat or a vibrant community, this home is an excellent choice for those seeking a comfortable lifestyle. EPC: D.

## Hallway

Access via uPVC double glazed entrance door with obscure glass, uPVC double glazed window to front with obscure glass, stairs to first floor, radiator, tiled flooring

## Reception Room

16'11 x 12'2

uPVC double glazed window to front and rear of property, radiator, media wall with space for TV and electric fire.



## Kitchen/ Diner

17'10" x 9'6"

Newly fitted kitchen, fitted with a range of matching base and wall units, space for cooker, space for fridge freezer, under stairs storage cupboard, uPVC double glazed window facing rear and front of property, uPVC double glazed door, walls partly tiled, tiled flooring.

## Landing

uPVC double glazed window to rear

## Bedroom One

12'8 x 9'5

Radiator, uPVC double glazed window to front, built in storage cupboard

## Bedroom Two

10'1 x 9'8

Radiator, uPVC double glazed window to front, built in storage cupboard

## Bedroom Three

9'3 x 7'5

Radiator, uPVC double glazed window to rear, built in storage cupboard, gas central heating boiler

## Bathroom

6'7 x 6'4

Fitted with three piece suite comprising of low level W.C., pedestal wash hand basin, panelled bath with shower unit above, partly tiled walls, radiator, lino flooring, uPVC obscure double glazed window facing rear of property

## External

Front: The front of the property is mainly laid with gravel and patio area, gated side access leads to rear of property.

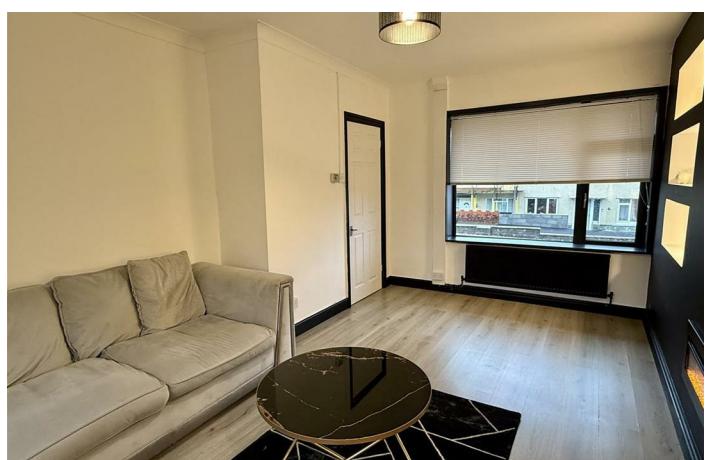
Rear: Patio areas and lawn area, outbuildings one housing external W.C., one with utility room. Off road parking.

## 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).

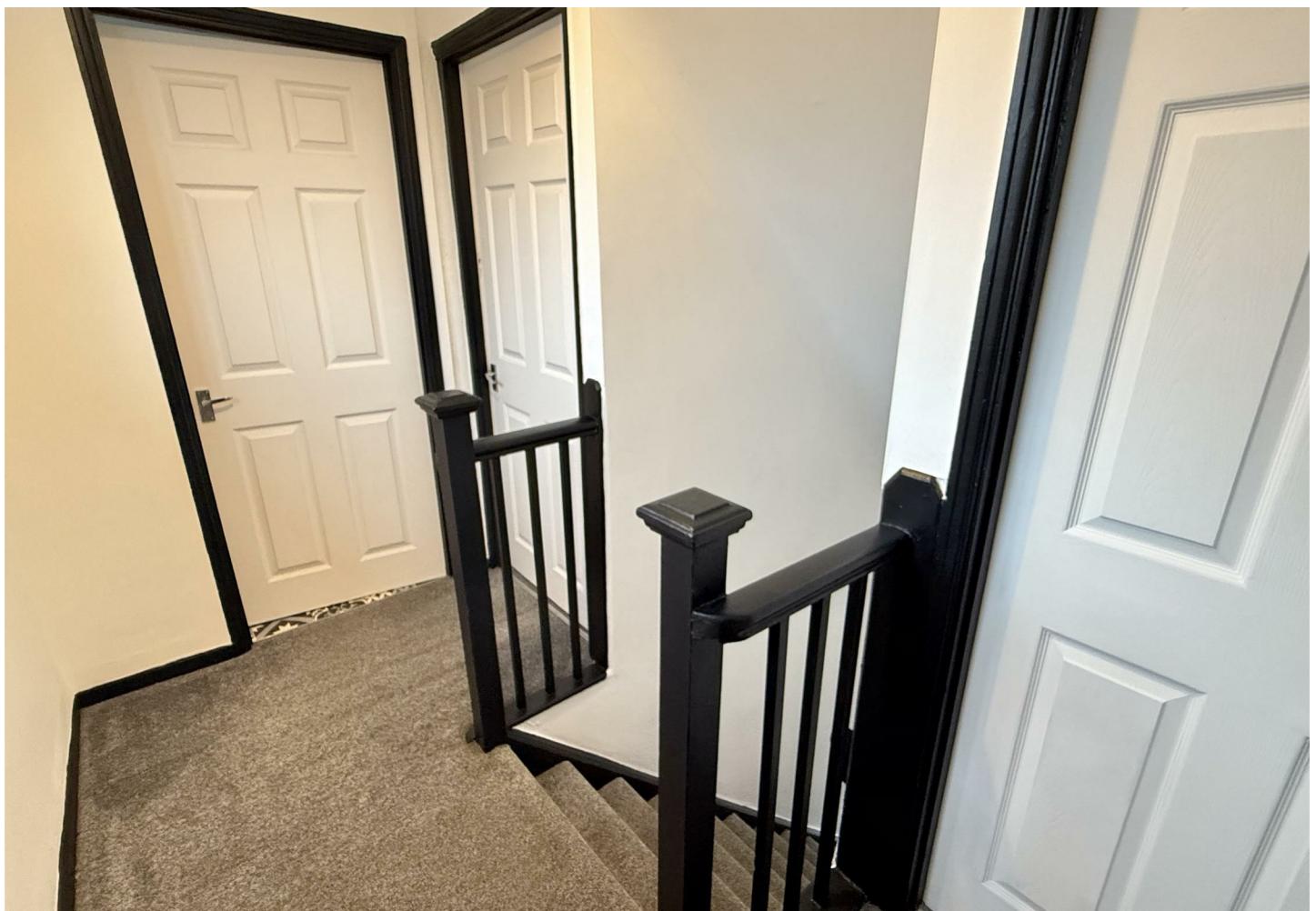


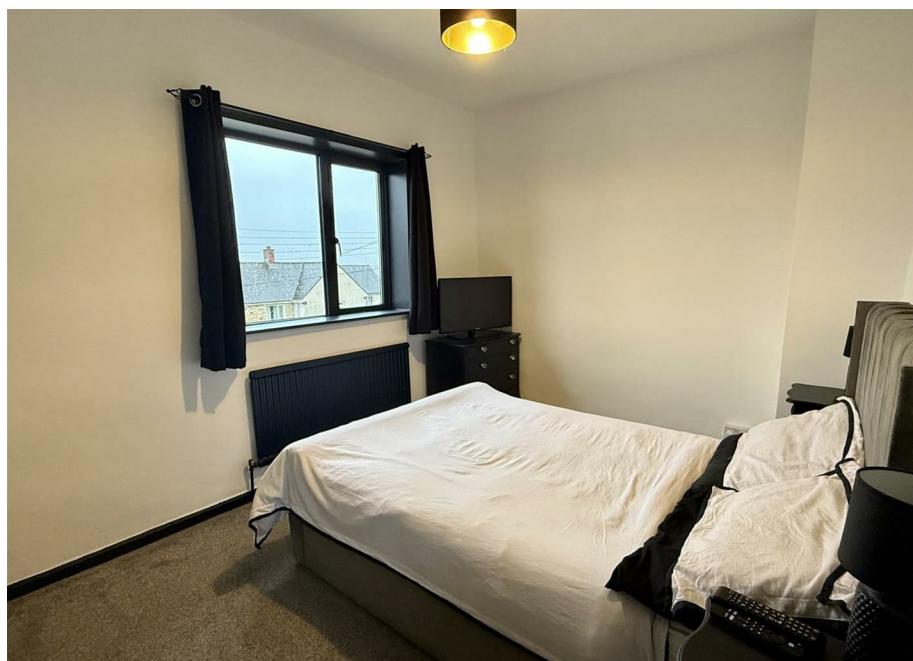
## IMPORTANT INFORMATION

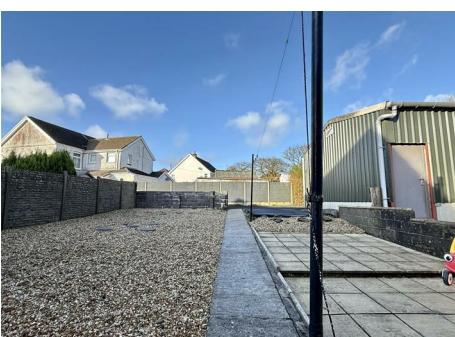
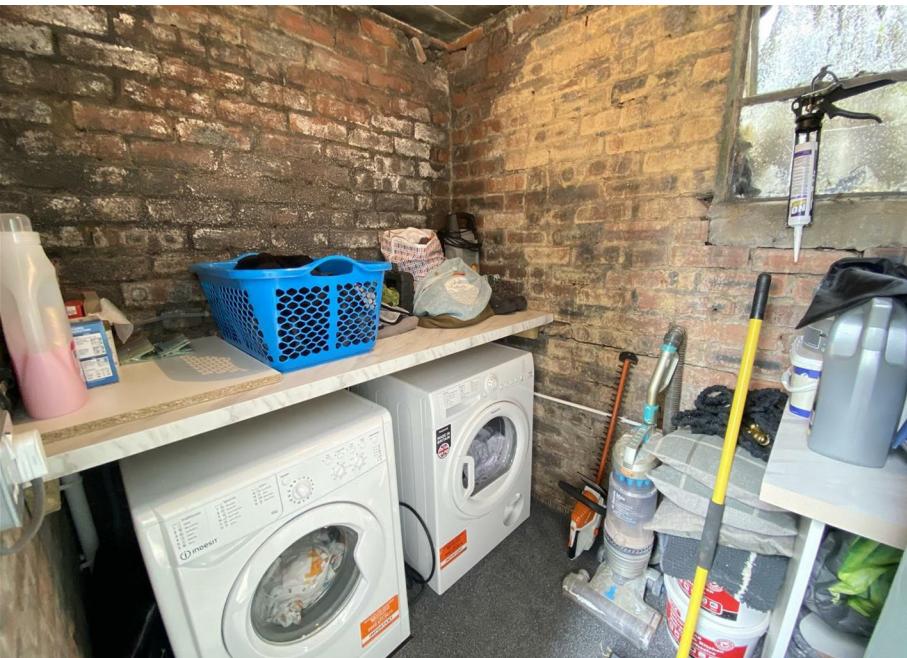
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, 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

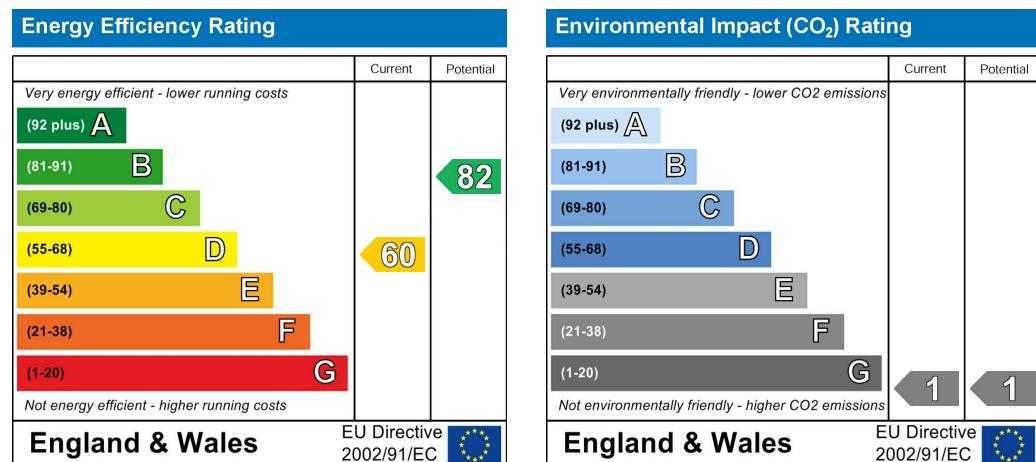
These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.











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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.