



Victoria Road

Ponthenry, Llanelli SA15 5PU

- Semi Detached Property
- Low maintenance garden
- Various Outbuildings
- Village Location
- EPC: D
- Three Bedrooms
- Garage
- Gas central Heating
- Freehold
- Viewing By Appointment Only

Asking Price £199,950 Freehold





Location

Description

Nestled in the charming village of Ponthenry, Llanelli, this delightful semi-detached house on Victoria Road offers a perfect blend of comfort and convenience. With well-proportioned bedrooms, including an attic room that provides additional space for a study or play area, this property is ideal for families or those seeking extra room to grow. The property layout is both practical and welcoming, ensuring that every corner of the house feels like home. The bathroom is conveniently located, catering to the needs of the household. Outside, the property boasts a low-maintenance garden, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally a garage offers ample storage space or the potential for a workshop. Living in this village location provides a sense of community while still being within easy reach of local amenities. Whether you are looking for a peaceful retreat or a family home with room to grow, this property on Victoria Road is a wonderful opportunity not to be missed. EPC:D freehold.

Entrance Hallway

Access via uPVC double glazed door door, downstairs storage cupboard with plumbing for washing machine.

Lounge

13'6" x 11'10" approx
uPVC double glazed bay window facing front, radiator, electric fireplace with feature surround.

Kitchen/ Diner

17'10" x 10'3" approx
Fitted with base and wall units with worksurface over and breakfast bar, sink with drainer and mixer tap, integrated undercounter freezer and space for fridge, range cooker with extractor fan above. uPVC double glazed window facing rear and double doors to rear garden, two radiators.

Landing

uPVC double glazed window facing side.

Bedroom One

12'2" x 11'0" approx

uPVC double glazed window facing rear, fitted wardrobe, radiator.

Bedroom Two

11'11" x 9'7" approx

uPVC double glazed window facing front, fitted wardrobe and vanity, radiator.

Bedroom Three

Staircase leading to attic room, airing cupboard, uPVC double glazed window facing front, radiator.

Family Bathroom

9'8" x 6'10" approx

Fitted with a four piece suite comprising of corner bath, shower cubicle, pedestal sink and low level W.C., uPVC double glazed window facing rear with obscure glass, radiator, cupboard housing gas boiler.

Attic Room

17'7" x 10'0" approx

Two Velux style windows, radiator, storage cupboard and three eaves storage cupboards.

External

Front: Gated side access, ornamental front garden.

Rear: Summer house with power and lighting, utility room, two storage sheds and W.C. room. low maintenance garden with ornamental chippings, gated rear access.

Garage

Power and lighting, electric roller door.

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.

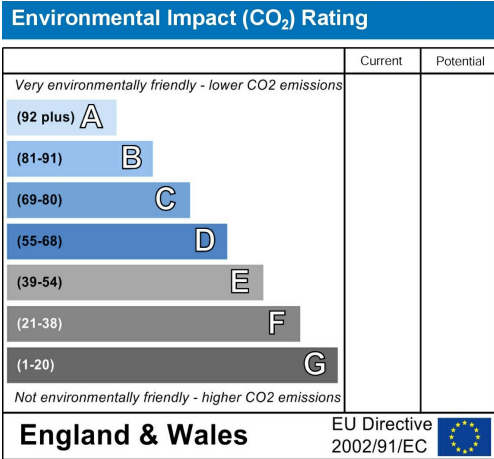
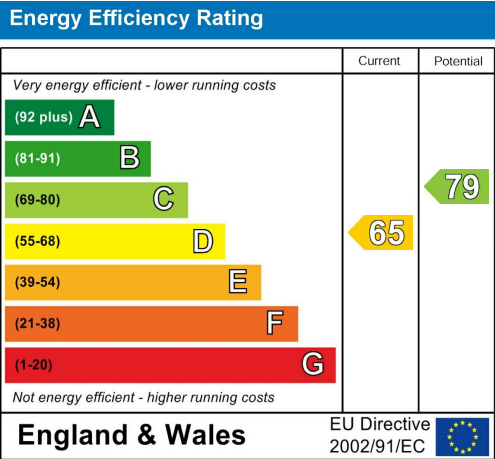








Local Authority Carmarthenshire
Council Tax Band C
EPC Rating D



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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.