



Heol Capel Ifan

Pontyberem, Llanelli SA15 5HF

- Detached Dorma Bungalow
- Two Reception Rooms
- Village Location
- CHAIN FREE
- EPC:E
- Four Bedrooms
- Family Bathroom & En-suite
- Newly Renovated & Extended Throughout
- Freehold
- Viewing By Appointment Only

Asking Price £349,950 Freehold





Location

Description

Nestled in the charming village of Pontyberem, Llanelli, this modern detached house on Heol Capel Ifan offers a delightful blend of contemporary living and picturesque countryside views. Recently renovated, the property boasts an impressive extension, providing ample space for families or those who enjoy entertaining.

Inside, you will find two spacious reception rooms that create a warm and inviting atmosphere, perfect for both relaxation and social gatherings. The house features four well-proportioned bedrooms, ensuring that there is plenty of room for everyone. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The property has been thoughtfully updated with a new gas combi central heating system, as well as new electrics and plumbing throughout, ensuring comfort and peace of mind for its new owners. The open countryside views to both the front and rear of the property enhance the sense of tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

Parking is convenient with space for vehicles at the front of the property, a valuable asset in this village location. Residents will appreciate the proximity to local amenities, making daily errands and leisure activities easily accessible.

This home is a perfect opportunity for those seeking a modern lifestyle in a serene setting with a "flexibly designed accommodation" to reflect this, combining the best of village living with the beauty of the surrounding countryside. Do not miss the chance to make this stunning property your own. EPC: E CHAINFREE

Entrance Hallway

Access via composite door, storage cupboard, radiator.

Bedroom One Ground Floor

15'4" x 9'5" approx
uPVC double glazed window facing front, radiator.

Bedroom Two Ground Floor

11'0" x 10'6" approx
uPVC double glazed window facing front, radiator.

Family Bathroom

Fitted with a four piece suite comprising of bath with freestanding tap, shower cubicle, wall mounted sink and low level W.C. Heated towel rail, heated touch sensitive mirror with soft surround light, uPVC double glazed window facing side with obscure glass.

Open Plan Kitchen/ Living Area (Family Room)

23'2" x 12'5" approx
Fitted with matching base and wall units, soft-close cupboards and drawers with worksurface over, sink with drainer and mixer tap, space for integrated fridge/freezer, washing machine and dishwasher. Electric double oven with air fryer function, hob with stainless steel extractor hood over. Feature vertical radiator. uPVC double glazed window and double doors to rear decked area and garden.

Snug Area

11'0" x 9'0" approx
Staircase to first floor, under-stairs built-in cupboard.

Landing

Two eaves storage cupboards. One cupboard measuring 11'4" x 5'2" approx fully boarded with lighting and power socket.

Sitting Room (To First Floor)

16'6" x 13'11" approx
uPVC double glazed double doors, Juliet balcony. facing rear garden. Radiator.

Bedroom Three First Floor

13'0" x 10'1" approx
uPVC double glazed window facing front, radiator. Access to En-Suite.

En-Suite

11'1" x 4'11" approx
Fitted with a three piece suite comprising of shower, wall mounted sink and low level W.C. Heated towel rail, touch sensitive mirror with soft surround light, uPVC double glazed Velux window.



Bedroom Four First Floor

13'0" x 9'8" approx
uPVC double glazed window facing front, radiator.

External

Front: Off road parking on gravelled area, steps leading to front with side access to both sides.
(Black metal railings to be fitted)

Rear: Tiered garden with decking area and lawn area, detached summer house, open countryside views.

Detached Summer House

8'6" x 8'2" approx
Power and lighting, insulated with tiled flooring.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water, gas 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 E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



Landmark
Cymru

Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
crosshands@cymru estates.com
www.cymru estates.com

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.