



Parc Mansant

Pontyates, Llanelli SA15 5TA

- Detached Modern Bungalow
- Three Reception Rooms
- Driveway & Off Road Parking
- Village Location
- EPC: tbc. FREEHOLD & CHAINFREE
- Three Bedrooms
- Kitchen/Dining With Separate Utility Room
- Countryside Views to Rear
- Gas Central Heating
- Featured Property

Asking Price £264,950 Freehold





Location

Description

Nestled in the charming area of Parc Mansant, Pontyates, Llanelli, this modern detached bungalow offers a delightful blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-designed layout includes three inviting bedrooms, perfect for families or those seeking extra room for guests. The bungalow boasts two bathrooms, ensuring that morning routines are a breeze and providing privacy for all occupants. The contemporary design and modern amenities make this home a perfect choice for those looking for a low-maintenance lifestyle without compromising on space or style. Additionally, the property features parking for several vehicles, a valuable asset in today's busy world. Whether you are a first-time buyer, a growing family, or someone looking to downsize, this bungalow in Pontyates presents an excellent opportunity to enjoy a peaceful yet connected lifestyle. With its appealing location and thoughtful design, this home is sure to attract interest. Do not miss the chance to make it your own. CHAIN FREE. EPC:D

Entrance Hallway

Access via uPVC double glazed door.

Reception Room One

14'6" x 11'7" approx
uPVC double glazed window to front, radiator, electric fireplace.

Kitchen/ Diner

13'11" x 9'7" approx
Fitted with matching base and wall units with worksurface over, four ring gas hob with extractor hood over, electric oven, integrated dishwasher and fridge/ freezer, stainless steel sink with mixer tap and drainer. uPVC double glazed window to rear.

Utility Room

9'11" x 5'2" approx

Fitted with base units with worksurface over, plumbing for washing machine, wall mounted gas boiler, uPVC double glazed door to side.

Reception Room Two

10'3" x 9'7" approx

Doors leading to conservatory, radiator.

Conservatory

7'5" x 5'2" approx

uPVC double glazed windows and double doors to rear garden with open countryside views.

W.C. Cloakroom

7'5" x 5'2" approx

Fitted with a two piece suite comprising of low level W.C. and pedestal sink. uPVC double glazed window to front with obscure glass.

Bedroom One

10'6" x 10'3" approx

uPVC double glazed window facing side, radiator.

Bedroom Two

9'11" x 9'9" approx

uPVC double glazed window facing side, radiator.

Bedroom Three

8'8" x 7'8" approx

uPVC double glazed window facing side, radiator.

Family Bathroom

10'2" x 6'2" approx

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

External

Tarmac driveway to front gives ample off road parking, area laid with ornamental chippings, gated side access leads to enclosed rear garden laid to lawn area. Open countryside views to rear.

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.

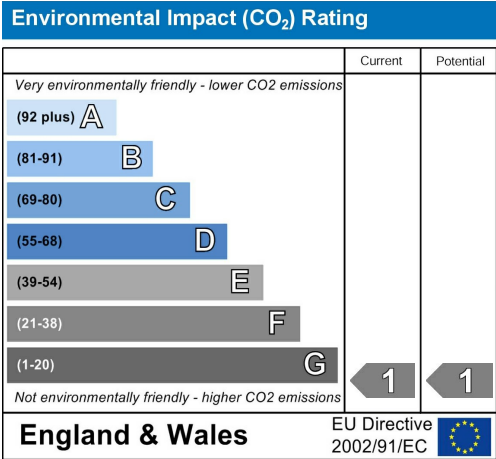
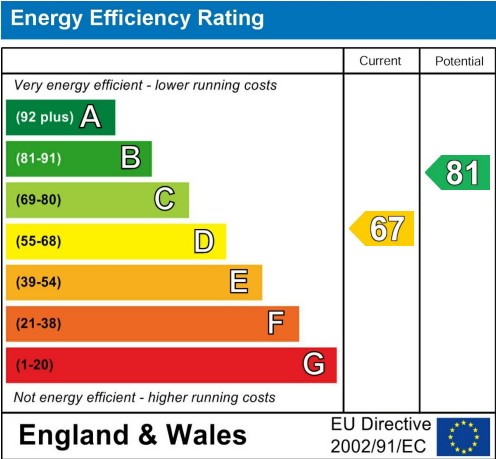








Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating D



Cymru Estates Sales Office

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

Contact

01269 846746
 crosshands@cymruestates.com
 www.cymruestates.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.