



Furnace Terrace

Pontyberem, Llanelli SA15 5AE

- Semi Detached Property
 - Three Bedrooms
 - Off Road Parking
 - Village Location
 - EPC: E
- Kitchen, Dining Room & Lounge
 - Gas Central Heating
 - Detached Garage
 - Freehold
 - Viewing By Appointment

Asking Price £178,000 Freehold





Location

Description

Cymru Estates are pleased to offer For Sale a beautifully presented Property in the village of Pontyberem. Within walking distance of all local amenities and within excellent location of road links to the M4 and junction 49. The accommodation comprises of kitchen, dining room and lounge to the ground floor. Three bedrooms and a family bathroom to the first floor. The accommodation benefits from Gas Central Heating and uPVC double glazed windows through out. Externally there is a detached garage and outside utility. Off road parking to rear, large rear garden laid to lawn with patio areas. EPC; tbc.

Porch

4'2" x 2'10" approx
Access via uPVC double glazed door.

Lounge

14'4" x 12'11" approx
uPVC double glazed window facing front, radiator, electric fireplace.

Dining Room

10'7" x 9'0" approx
uPVC double glazed window facing front, radiator.

Kitchen

12'5" x 8'10" approx
Fitted with matching base and wall units with worksurface over, electric oven and four ring hob with extractor fan over, stainless steel sink with mixer tap and drainer, plumbing for washing machine, integrated fridge/ freezer. Serving hatch into dining area, uPVC double glazed window facing rear and door to rear garden. Staircase to first floor.

Landing

12'7" x 5'4" approx
uPVC double glazed window facing side, storage cupboard housing wall mounted boiler.

Master Bedroom

13'9" x 10'5" approx

Two uPVC double glazed windows facing front, radiator.

Bedroom Two

12'11" x 9'8" approx

uPVC double glazed window facing front, radiator.

Bedroom Three

7'10" x 6'5" approx

uPVC double glazed window facing rear, radiator.

Family Bathroom

6'5" x 4'7" approx

Fitted with a three piece suite comprising of shower, low level W.C., and pedestal wash hand basin. uPVC double glazed window facing rear with obscure glass.

External

Large garden with patio areas, lawn area, detached garage with off road parking.

Outdoor Utility Room

5'2" x 4'10" approx

Plumbing for tumble dryer, uPVC double glazed window with obscure glass.

Detached Garage

29'1" x 9'4" approx

Two uPVC double glazed windows, electric and lighting, up & over door.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

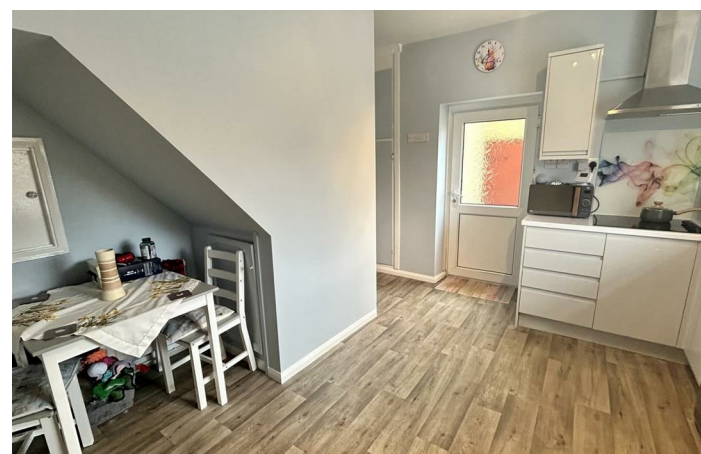
SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.

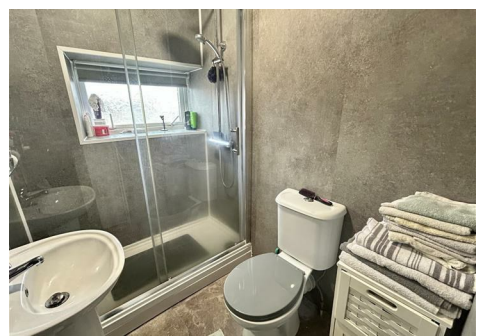
DRAFT

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.

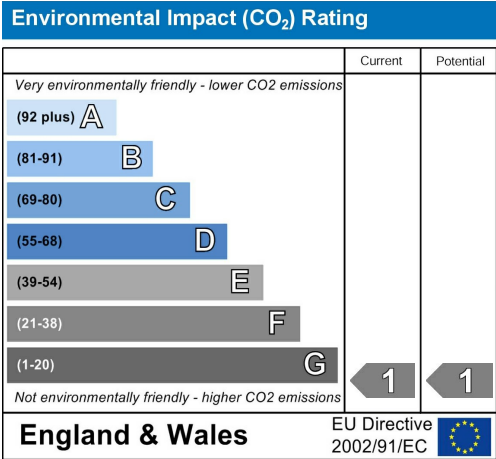
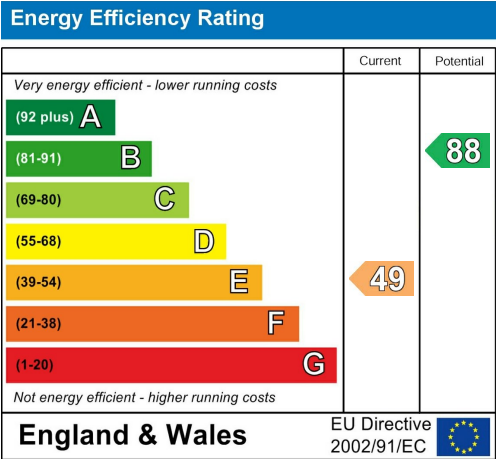








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating E



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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.