



## **Thomas Avenue**

Ponthenry, Llanelli SA15 5PS

- Semi Detached Property
- Two Reception Rooms
- Gas Central Heating (Boiler Fitted in 2020)
- Off Road Parking
- EPC: D
- Three Bedrooms
- CHAIN FREE
- Rear and Side Garden With Storage Shed
- Freehold
- Viewing By Appointment Only

**Asking Price £159,950 Freehold**







## Location

## Description

Nestled in the charming village of Ponthenry, this delightful semi-detached house on Thomas Avenue offers a wonderful opportunity for both families and first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own personal space.

The house features a well-appointed bathroom, ensuring convenience for daily routines. Outside, you will find front, side, and rear lawns, perfect for enjoying the fresh air or for children to play. The property also benefits from off road parking, adding to the ease of living in this lovely home. Being chain-free, this property presents a smooth transition for prospective buyers, allowing for a quicker move-in process. The village location enhances the appeal, offering a sense of community while still being within easy reach of local amenities and transport links.

This semi-detached house is a fantastic find in a picturesque setting, making it an ideal choice for those seeking a comfortable and inviting home in Ponthenry. Don't miss the chance to make this charming property your own. EPC:D

## Kitchen

10'9" x 5'11" approx

Fitted with matching base and wall units with work surface over, sink with mixer tap and drainer, four ring gas hob with extractor hood over, electric oven and grill, plumbing for washing machine and integrated fridge. Heated towel rail, uPVC double glazed window to front and door to side.

## Lounge

12'10" x 12'5" approx

uPVC double glazed window facing front, radiator, sliding doors leading to dining room.

## Dining Room

12'6" x 8'10" approx

uPVC double glazed window facing rear, radiator.



### Bedroom One

11'6" x 10'10" approx

uPVC double glazed window facing front, radiator.

### Bedroom Two

10'11" x 9'6" approx

uPVC double glazed window facing front, radiator, storage cupboard housing BAXI gas boiler.

### Family Bathroom

7'7" x 5'7" approx

Fitted with a three piece suite comprising of paneled bath, low level W.C., and vanity unit sink. Heated towel rail, two uPVC double glazed windows facing side and front with obscure glass.

### External

Front: Off road parking, lawn area, patio area, greenhouse and wooden shed, detached block built shed.

Rear: Lawn area.

### Detached Block Built Shed

Two storage rooms with power and lighting. W.C., room.

### 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.

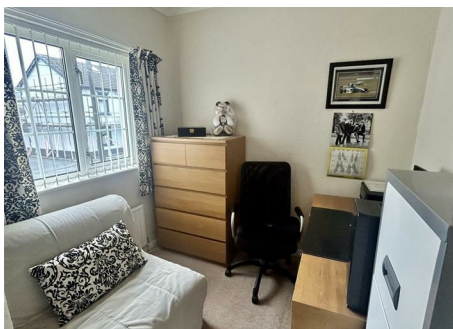
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.









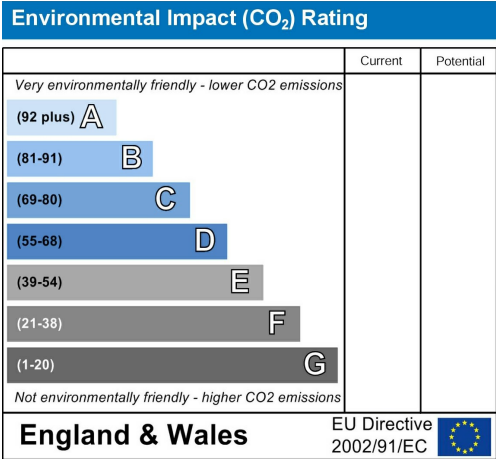
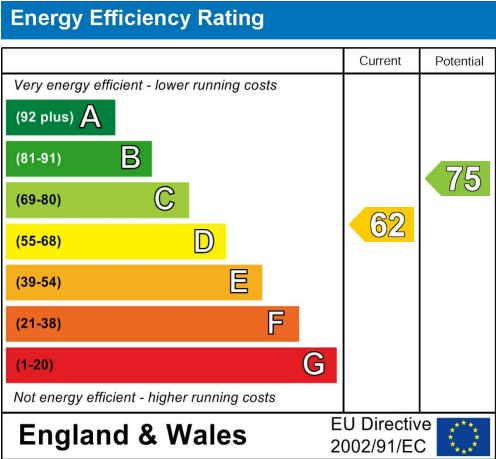








Local Authority Carmarthenshire  
 Council Tax Band B  
 EPC Rating D



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.