



## **Heol Wepner**

Pontyates, Llanelli SA15 5RU

- Semi Detached Property
  - Rear Garden
- Off Road Parking At Front Of Property
- Village Location With All Local Amenties
  - Freehold
- Two Reception Rooms & Two Double Bedrooms
  - Set On A No Through Road
  - Gas Central Heating
  - EPC: D
  - View by Appointment Only

**Asking Price £139,995 Freehold**





## Location

### Description

**For Sale This Charming Two-Bedroom Semi-Detached Home in Pontyates**

Situated in the popular village of Pontyates, SA15, this delightful semi-detached property on Heol Wepner offers a comfortable and inviting home, ideal for first-time buyers, couples, or those looking for a promising rental investment. The property benefits from two well-proportioned reception rooms, providing versatile living and entertaining space, along with two good-sized double bedrooms and a family bathroom. Externally, the property offers off-road parking for one vehicle to the front, while the rear garden is laid mainly to lawn and features a mature apple tree, providing a pleasant outdoor space to enjoy and personalise. Offering plenty of charm and potential, this lovely home presents an excellent opportunity for a buyer looking to put their own stamp on a property in a convenient village location. EPC Rating: D An internal viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.

### Entrance Hallway

Entrance door leads to hallway, staircase leads to first floor, radiator.

### Reception Room One

11'6" x 10'1" approx

Window facing front of property, radiator, wall mounted feature electric fire, alcove areas.

### Reception Room Two

11'5" x 9'8" approx

Feature fireplace with timber mantle and electric fire within, wall lights, window facing rear of property, radiator, alcove areas.

## Kitchen Breakfast Room

12'1" x 7'8" approx

Fitted with base and wall units with stainless steel sink with mixer tap, space for fridge freezer, plumbing for washing machine, fitted freestanding gas cooker with extractor hood over, tiled walls over work surface, uPVC window facing rear and side of property, radiator, breakfast bar area, Wall mounted Worcester Gas Central Heating Boiler. uPVC double glazed door leads to side Lean-to area.

## Landing

Window facing rear of property, Fitted cupboard, doors lead to bedroom areas.

## Bedroom One

12'1" x 8'8" approx

Window facing front of property, radiator.

## Bedroom Two

9'4" x 9'1" approx

Window facing rear of property, radiator.

## Bathroom

5'8 x 8'9 approx

Fitted with a three piece suite comprising of Panelled bath with electric shower over, low level W.C. and Pedestal hand wash basin, fully tiled walls, tiled flooring, window facing front of property, hatch to loft space, radiator.

## External

Side access to lean to and enclosed rear garden mainly laid to lawn, ornamental chipping area, W.C room and tap.

## Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.

SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information



provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements.

Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser.

Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

**DRAFT PARTICULARS:** These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

**FLOOR PLAN DISCLAIMER:** Floor plans are provided for illustrative purposes only and are not to scale. Their accuracy is not guaranteed and they should be used as a general guide to the layout only. All dimensions shown are approximate and should not be relied upon for any purpose without

independent verification.

**PHOTOGRAPHS:** Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and appearances may differ from those shown.

**FIXTURES & FITTINGS:** Items shown or mentioned within these particulars, including fixtures, fittings, appliances, and furnishings, are not necessarily included in the sale and should be confirmed separately by prospective purchasers.

**LEGAL INFORMATION:** Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.









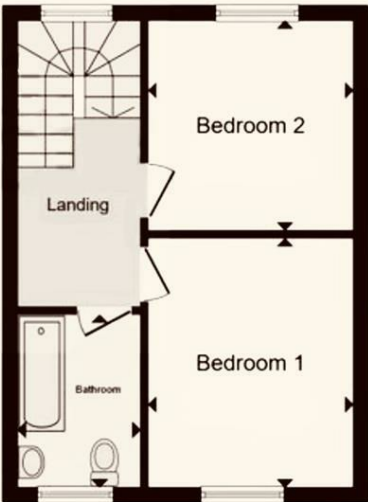
Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating D

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 86                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 63      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                             |
|-----------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                             |
| (92 plus) A                                         |         |                                                                                                             |
| (81-91) B                                           |         |                                                                                                             |
| (69-80) C                                           |         |                                                                                                             |
| (55-68) D                                           |         |                                                                                                             |
| (39-54) E                                           |         |                                                                                                             |
| (21-38) F                                           |         |                                                                                                             |
| (1-20) G                                            |         |                                                                                                             |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                             |
| England & Wales                                     |         | EU Directive 2002/91/EC  |



Ground Floor



First Floor

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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.