



Victoria Road Ponthenry, Llanelli SA15 5PU

- Mid Terrace Property
 - CHAIN FREE
- Enclosed Rear Garden
- Gas Central heating
 - EPC: D
- Two Double Bedrooms
 - Conservatory
- Off Road Parking To Rear
 - Freehold
- Viewing By Appointment Only

Asking Price £139,995 Freehold





Location

Description

Located on Victoria Road in the charming area of Ponthenry, this delightful terraced house offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home. Upon entering, you are welcomed into a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen breakfast room seamlessly flows into a lovely conservatory, which bathes the space in natural light and offers a tranquil spot to enjoy your morning coffee or unwind after a long day. The property features a well-appointed bathroom, ensuring that all your needs are met. The rear garden is a wonderful addition, providing an outdoor space for gardening, play, or simply enjoying the fresh air. For those with vehicles, off-road parking is available at the rear, adding an extra layer of convenience.

Located in a friendly neighbourhood, this home is close to local amenities and offers easy access to the surrounding areas. Whether you are looking to settle down or invest, this terraced house on Victoria Road presents an excellent opportunity to enjoy comfortable living in a desirable location. Don't miss the chance to make this charming property your own. EPC:D

Entrance Hallway

Access via uPVC double glazed door, staircase to first floor, radiator, storage cupboard.

Kitchen Breakfast Room

16'11" x 9'8" approx

Fitted with base and wall units with worksurface over, electric oven and hob with extractor hood over, sink with drainer and mixer tap and space for fridge/ freezer. uPVC double glazed window facing rear and door to rear garden.

Conservatory

13'8" x 9'3" approx

uPVC double glazed windows and double doors to rear garden.

Lounge

13'11" x 10'0" approx
uPVC double glazed window facing front, radiator.

Bedroom One

14'10" x 9'6" approx
Two uPVC double glazed windows facing front,
radiator.

Bedroom Two

12'9" x 9'6" approx
uPVC double glazed window facing rear, radiator.

Family Bathroom

9'9" x 7'0" approx
Fitted with a three piece suite comprising of
bath with shower over, W.C., and pedestal wash
hand basin. uPVC double glazed window facing
rear with obscure glass, heated towel rail, storage
cupboard housing boiler.

External

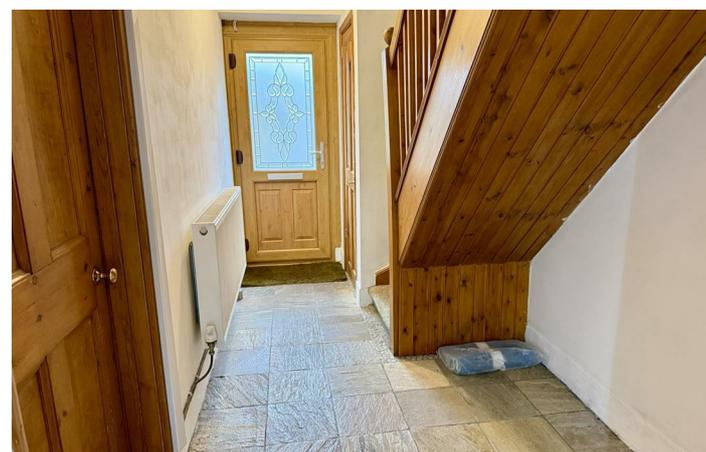
Front: Ornamental slate.

Rear: Lawn areas, ornamental chippings, cold
water tap, electric point, outbuilding, off road
parking 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.



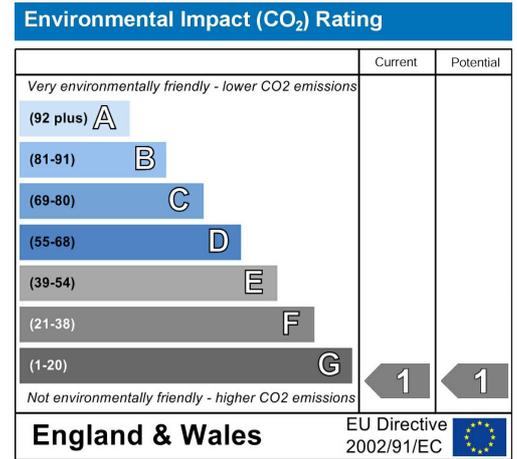
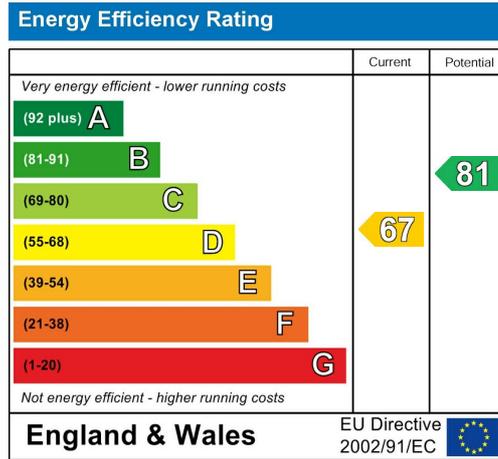








Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating D



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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.