

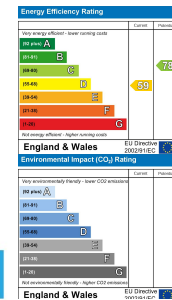


34 Llannon Road, Pontyberem, Llanelli, SA15 5LY

- Traditional Double-fronted Detached Property
- Two Reception Rooms & Dining Room
- Good-size Rear Enclosed Garden with Summerhouse
- Popular Village Location
- Three Double Bedrooms
- Driveway Offering Ample Parking & Garage
- Spacious Property Inside & Out
- EPC RATING D. COUNCIL TAX BAND D.

Price £259,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Situated in the most friendliest of villages, and sitting pretty and proud on Llannon Road we have for sale this traditional, detached stone-fronted property. Established in 1865 making this property one of the very few firsts on Llannon Road and boasts two reception rooms plus a dining room and sitting on a spacious plot. The convenient location makes it one on of the go-to villages being close enough to Carmarthen and Llanelli town but away from the hustle-and-bustle of town life. Call us today on 01554 759655 to arrange your viewing today! EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, lounge, siting room, dining room, galley kitchen, rear porch, landing, family bathroom and three double bedrooms. Open aspect frontage with driveway to the side leading to a garage and rear garden. Externally the rear garden sits on a spacious plot with outhouse and outbuilding, remains of an old outside kennel and enclosure, decked area with summerhouse and the remainder of garden with lush-green lawn on a gentle upward slop leading to what has been used as a vegetable growing area.

..AGENTS VIEWING NOTES

*** KEY INFORMATION ***

Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band D. Polycarbonate roof over rear porch. Asbestos roof over outhouse and outbuilding. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- full mobile coverage EE, variable in-home coverage but good outside coverage phone coverage for Three, O2 and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

SITTING ROOM

LOUNGE

DINING ROOM

GALLEY KITCHEN

REAR PORCH

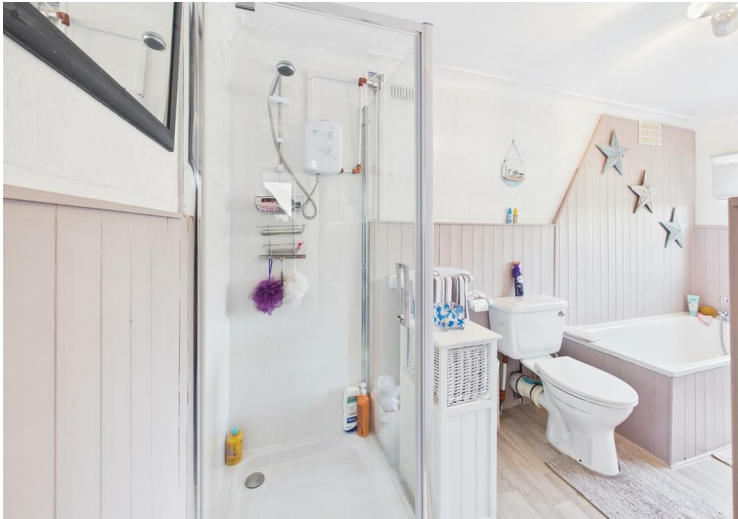
LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.