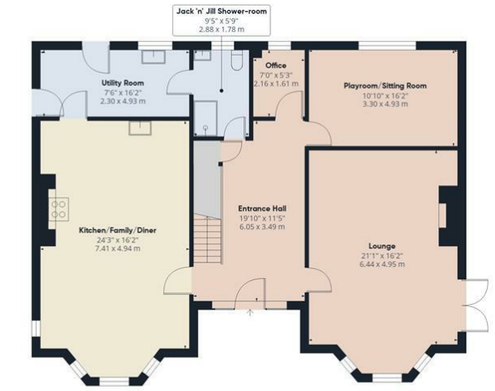


Floor 1

Floor 2

Approximate total area(1)

2734 ft²

254 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'G'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on SC/SC/0326/OK

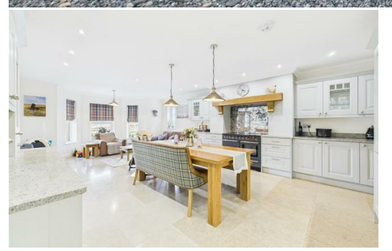
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

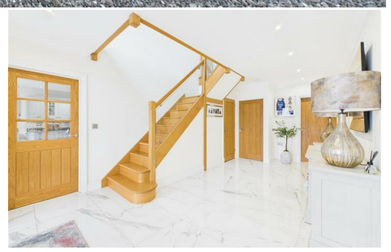
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

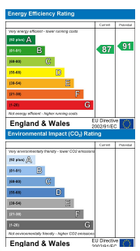
01554 759655
www.westwalesproperties.co.uk





Gelli Oer 55a Heol Llanelli, Pontyates, Llanelli, Carmarthenshire, SA15 5UB

- **Stunning, Detached, Traditional Property with 6 Acres Of Land**
- **Three Reception Rooms**
- **Hidden Gem!**
- **Driveway, Parking Square Offering Ample Parking & Garage**
- **EPC RATING B. COUNCIL TAX BAND G.**
- **Four Double Bedrooms- Master with Dressing Room & En-suite Shower-room**
- **Downstairs Shower-room, Upstairs Family Bathroom & En-suite Shower-room**
- **Immaculately Presented Throughout!**
- **Village Location**



£775,000

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

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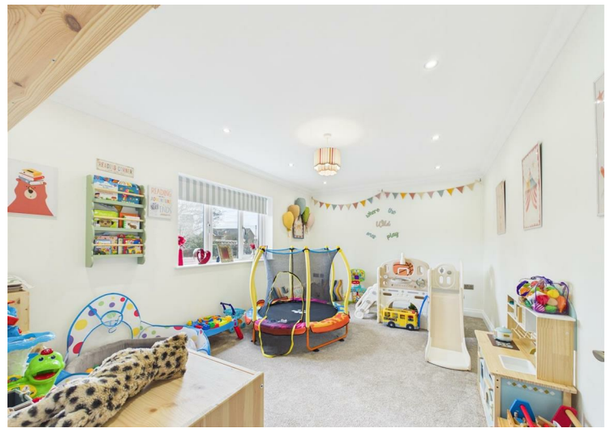
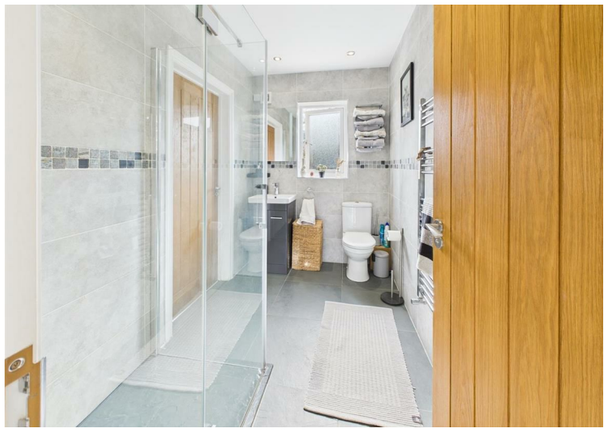
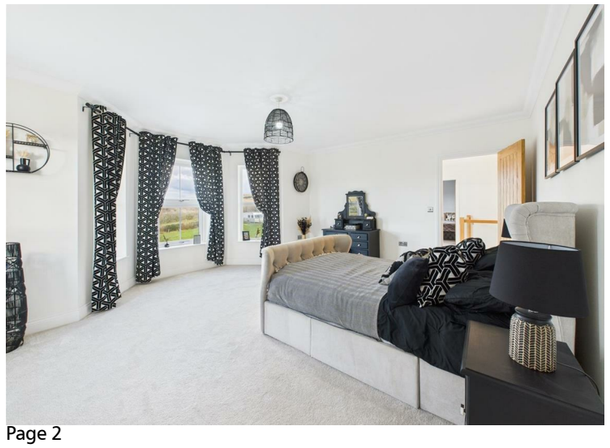
The Agent that goes the Extra Mile







We here at West Wales Properties are truly in awe of "Gelli Oer"! One word to describe this property would be... "STUNNING"! From the porcelain tiled floors, thick-pile carpets, free-standing deep oval bath, a huge landing with a balcony to take in the best countryside views from the balcony, and that's not even mentioning the 6 acres of lush-green fields that come with it! Tucked away on Heol Llanelli, Pontyates, this stunning property offers something for everyone. Don't just take our word for it, see for yourselves, call us today on 01554 759655 now to get your appointment booked. EPC RATING B. COUNCIL TAX BAND G.

Accommodation comprises: Entrance hall, lounge, sitting room, study/office, "jack and jill" shower room, utility room, integral garage, spacious kitchen/diner/family room, landing with balcony and storage cupboards, stunning family bathroom with free-standing deep bath and shower enclosure and four larger-than-double bedrooms, three of which have a walk-in wardrobe and the main bedroom has an en-suite shower room. Externally, lane access to the property, which takes you to the property and the majority of the fields. Ample parking for an array of vehicles to the front of the property, a resin patio area to the side and then a small level lawn to the rear of the property. The remainder of the land consists of 6.21 acres of lush green fields, split into 4 paddocks of good size.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band G. Plot size is 2.11 acre (measured using Promap SC 02/26). The title is under number 55 as the house was not built, the title will be split during the conveyancing process- we are awaiting the land registry documents to confirm if there are any easements or covenants in place. The lane access is shared between Gelli Oer and number 55, we are awaiting information with regards to maintenance. Broadband availability—up to Standard (8 Mbps); Mobile availability—Full mobile phone coverage for EE and Three, limited mobile phone coverage for O2 and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

ENTRANCE HALL

'JACK AND JILL' SHOWER ROOM

OFFICE/STUDY

SITTING ROOM

LOUNGE

KITCHEN/DINER/FAMILY ROOM

UTILITY ROOM

INTEGRAL GARAGE

LANDING

BALCONY

FAMILY BATHROOM

BEDROOM 1

DRESSING ROOM

EN-SUITE SHOWER ROOM

BEDROOM 2

DRESSING ROOM

BEDROOM 3

DRESSING ROOM

DRESSING ROOM 4

STORAGE CUPBOARD

PADDOCK 1

BARN/STABLE

PADDOCK 2 WITH SEPARATE FENCED OFF ENCLOSURE

PADDOCK 3

PADDOCK 4

DIRECTIONS

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