

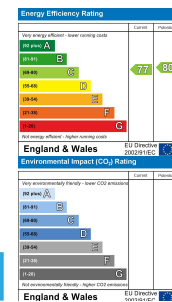


## Arfryn, 187 Heol Y Meinciau, Pontyates, Llanelli, Carmarthenshire, SA15 5SN

- Traditionally Built Bungalow
- Lounge, Kitchen/Breakfast Room through to Sitting/Dining Room
- Spacious Driveway & Larger-than-average Garage
- Four Bedrooms
- Modern Shower- room & Separate Cloakroom
- Pretty Front Garden & Elevated, Tiered Low-maintenance Rear Garden
- Privately Owned Solar Panels
- Immaculate Presentation
- EPC RATING C. COUNCIL TAX BAND E.

**£375,000**

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



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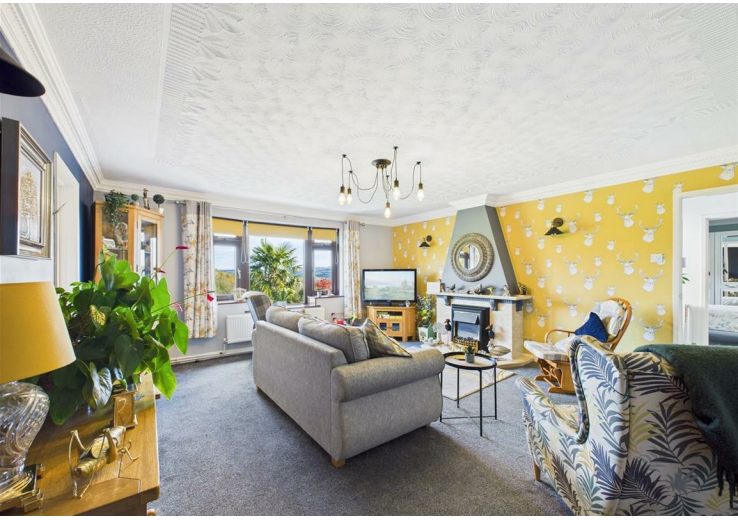


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**The Agent that goes the Extra Mile**





Located in the charming village of Pontyates, we here at West Wales Properties have an elevated, DETACHED, four-bedroom BUNGALOW that the current owner has extensively revamped to give a modern, contemporary presentation. Situated on a generous plot with countryside views, this bungalow offers ample parking, a larger-than-average garage, and a low-maintenance garden to relax in. The property includes privately owned solar panels. It may certainly tick a lot of boxes for the next lucky buyer! EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises: L-shaped hallway, lounge, study/bedroom four, three double bedrooms, shower-room, cloakroom, modern kitchen/breakfast room through to dining/sitting room area, utility room and three storage cupboards. Externally, gardens to the front and rear with a driveway to the side, which offers ample parking, taking you to a larger-than-average detached garage/workshop

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering for ages 4-11, shops, eateries and a local community centre. This former mining village is just 9 miles from the County town of Carmarthen and 7.1 miles from Llanelli, allowing you a vast range of shopping and facilities within a short car or bus drive.



..AGENTS VIEWING NOTES  
HALLWAY  
LOUNGE  
STUDY/BEDROOM 4  
BEDROOM 1  
BEDROOM 2  
SHOWER ROOM  
CLOAKROOM  
BEDROOM 3

KITCHEN/BREAKFAST ROOM,  
THROUGH TO  
SITTING/DINING ROOM  
UTILITY ROOM  
GARAGE  
18'7" x 16'1" (5.68 x 4.91)



DIRECTIONS

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.