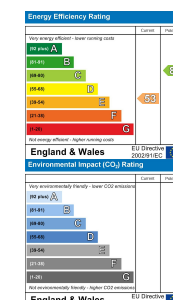




### 55 Heol Llanelli, Pontyates, Llanelli, SA15 5UB

- Traditional, Detached House
- Three Bedrooms
- Three Reception Rooms
- Downstairs Shower-room & Upstairs Family Bathroom
- Parking to the Rear
- Garage & Workshop
- Chain-free & Well-presented Throughout
- Popular Village Location
- EPC RATING E. COUNCIL TAX BAND C



£250,000

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



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 electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band C

WHAT3WORDS:///replayed.testing.interview

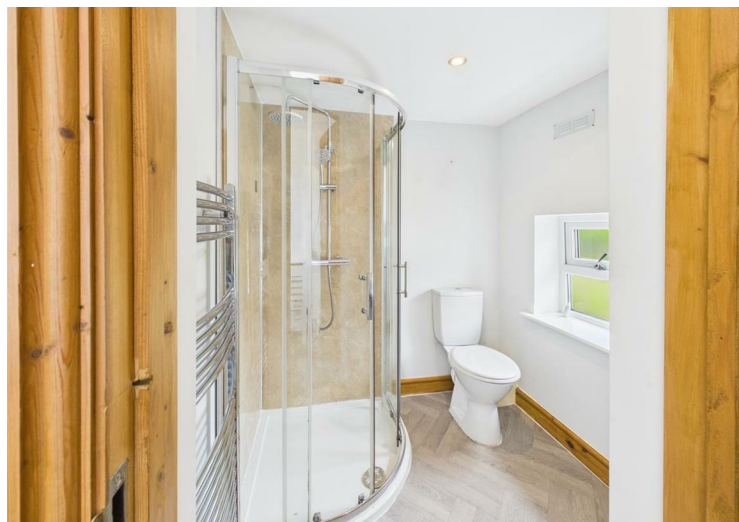
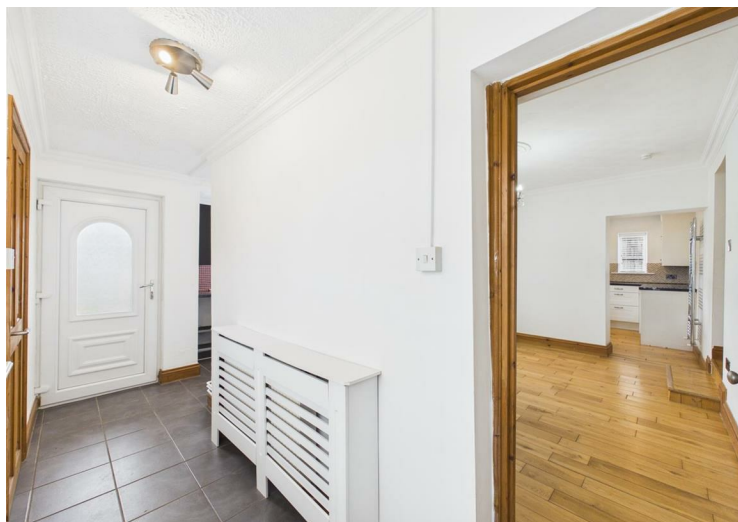
\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take on JHL/SC/0526/draft

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



Chain-free and ready to view, this three-bedroom traditional detached property is for sale in the quiet and friendly village of Pontyates. This property makes an ideal family home due to its spaciousness internally and externally, and the bonus of being vacant means it's ready to move into straight away. Call us today to get your viewing booked on 01554 759655. EPC RATING E. COUNCIL TAX BAND C.

Accommodation comprises: Hallway, sitting room, lounge, understairs storage cupboard, dining/second sitting room, kitchen, rear hallway, shower-room, utility area, landing, family bathroom, three double bedrooms. Externally, an enclosed, low-maintenance frontage laid with paving slabs, gated access, and a driveway to the side leading to the garage and parking area. Large gated access to an enclosed rear garden with a spacious, lush-green lawn that slopes gently downwards. Workshop.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering to 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**

\*\*\*KEY INFORMATION\*\*\* Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band C. There is a small flat roof over the rear hallway, shower room and utility room. There is a second flat roof over the family bathroom, a small additional landing and bedroom 2. Power and lights are connected in the garage and workshop. The title is shared for this property and 55a Heol Llanelli, known as Gelli Oer. The title will be split during the conveyancing process; we are awaiting the land registry documents to confirm whether there are any easements or covenants in place. The lane access is shared between Gelli Oer and this property; we are awaiting information regarding maintenance. For this location,

according to Ofcom, the following information is available: Broadband availability—up to Superfast (80 Mbps); Mobile availability—all mobile networks have limited service inside and good service outside. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. [what3words.com/replayed.testing.interview](http://what3words.com/replayed.testing.interview)

- HALLWAY**
- SITTING ROOM**
- LOUNGE**
- DINING ROOM**
- KITCHEN**

- REAR HALLWAY**
- SHOWER ROOM**
- UTILITY AREA**
- LANDING**
- FAMILY BATHROOM**
- BEDROOM 1**
- BEDROOM 2**
- BEDROOM 3**
- WORKSHOP**
- GARAGE**



**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.