

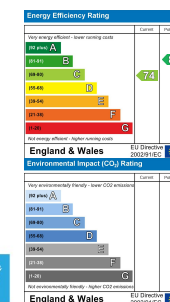


### 6 Rhydyffynnon, Pontyates, Llanelli, SA15 5UG

- Traditional, Ex-local Authority, Semi-detached Property
- Spacious Kitchen/Diner With Views Of Open Countryside
- Immaculately Presented Turn-key Property
- Quiet Cul-de-sac Location In A Popular Village Location
- Must View!
- Three Bedrooms
- Detached Spacious Workshop/Garage & Driveway
- Corner Plot Which Offer Open Field Views To the Rear
- Chain-free!!!
- EPC RATING C. COUNCIL TAX BAND B

**£180,000**

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 'B'

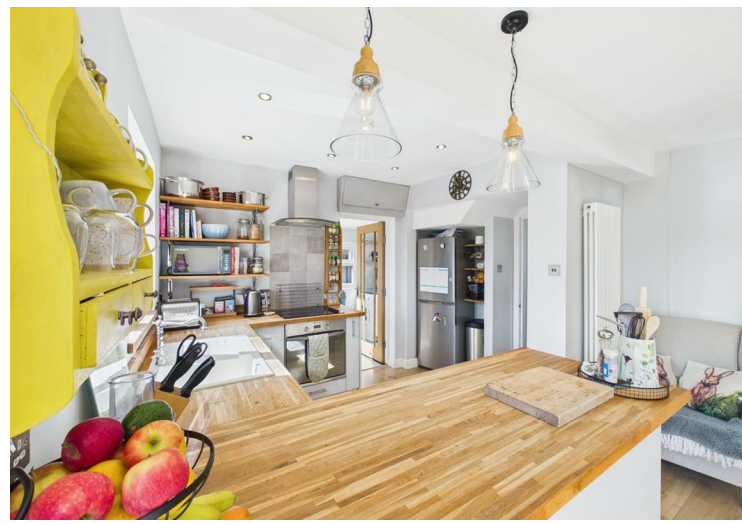
\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take on SC/SC/0426/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,

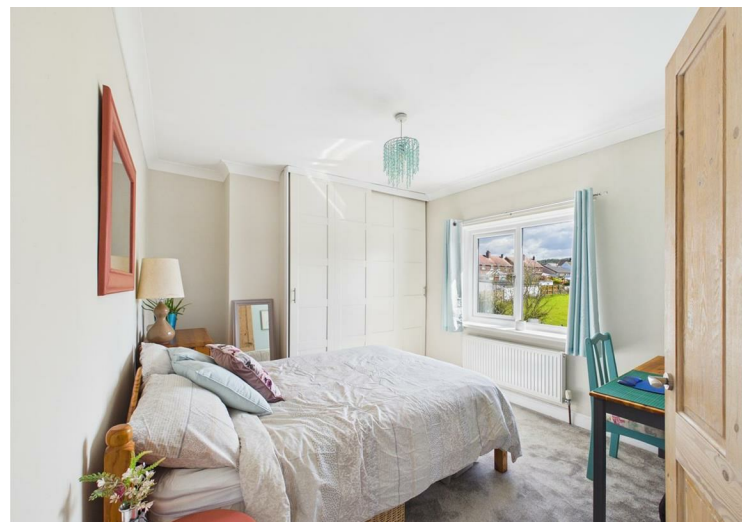
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Located in a small, established and quiet cul-de-sac of Rhydyfynnon in the village of Pontyates, we have for sale this three-bedroom, semi-detached "turn-key" property that sits on a spacious corner plot. Chain-free and well-presented throughout with beautiful views of open countryside to the rear, a bonus of a big garage/workshop and driveway, which is very rarely found with an ex-local property, we here at West Wales Properties highly recommend you call us today on 01554 759655 to arrange a viewing! EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises: Porch, hallway, lounge, spacious kitchen/diner, rear porch/utility, landing, bathroom, and three bedrooms. Externally, the property sits on a corner plot with a driveway leading to a garage/workshop. To the rear, an enclosed good-sized garden with patio and the remainder laid to level lawn and pond with nothing but open fields to the rear.

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**

- PORCH**
- HALLWAY**
- LOUNGE**
- KITCHEN.DINER**
- REAR PORCH/UTILITY**
- LANDING**
- 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.