



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 and electric. Oil central heating and private sewerage- cesspit. We have not checked or tested any of the services or appliances at the property.

TAX: Band D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/0324/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.

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



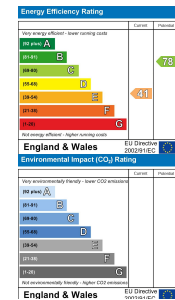
1 Clydach Cottage Pontyates, Llanelli, Carmarthenshire, SA15 5TL

- Stone-built Semi-detached Cottage
- Three Bedrooms
- Front & Rear Gardens
- Shepherd's Hut with Electric & Broadband
- EPC RATING E. COUNCIL TAX BAND D.
- Spacious Plot Measuring 0.26 Acres
- Log-burner & Character Features
- Driveway & Garage
- Rural Location Surrounded By Natural Beauty

Price £250,000



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The Agent that goes the Extra Mile





Encompassed in a rural location with a scattering of neighbours surrounding you, we have for sale this semi-detached, three-bedroom cottage with shepherd's hut on the outskirts of Pontyates. Sitting on a plot measuring 0.26 of an acre, this cottage has plenty of character and charm internally as well as externally, from the deep window sills, log burner, and quarry-tiled floor inside to the old piggery. Viewing is highly recommended to appreciate the location, cottage, and what this home has to offer you. Call us today on 01554 759655 to arrange a viewing. EPC RATING E.

Accommodation comprises : Hallway, open-plan lounge/diner with log-burner, kitchen, inner hallway, utility cupboard, downstairs bathroom, landing and three bedrooms. Externally, the property sits on 0.26 of an acre with front, rear and side gardens, an old stone piggery, outside seating area, "shepherd's hut", driveway and garage.

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

KEY INFORMATIONOil c/heating, cesspit, bathroom situated downstairs. Sloping ceilings in the bedrooms, Flat roof over kitchen, inner hallway, utility room and bathroom. Garden is on a sloping upward incline. Small section of the rear garden has a very low boundary wall but this garden space is enclosed. Shepherds hut has power and broadband connected. Driveway is steep. Plot size 0.26 acres. Superfast broadband unavailable, Ultrafast broadband is available. Vodaphone mobile network unavailable. High flood risk for surface water and small watercourse- vendors have confirmed the property has not flooded since they have owned it. Next door is being used as a holiday-let.

HALLWAY

DINING AREA

18'7" (max) x 8'7" (max) (5.67 (max) x 2.62 (max))

LOUNGE AREA

11'6" (max) x 10'7" (max) (3.53 (max) x 3.23 (max))

KITCHEN

14'11" x 7'10" (4.57 x 2.41)

INNER HALLWAY

UTILITY ROOM

4'9" x 2'7" (1.47 x 0.80)

BATHROOM

7'10" x 6'7" (2.39 x 2.03)

LANDING

BEDROOM 1

12'3" (max) x 9'11" (max) (3.75 (max) x 3.03 (max))

BEDROOM 2

10'10" (max) x 8'3" (max) (3.31 (max) x 2.54 (max))

BEDROOM 3

11'3" x 7'11" (3.45 x 2.43)

SHEPHERDS HUT

15'2" x 6'11" (4.64 x 2.13)



DIRECTIONS

At our office turn left and head for Station Road traffic lights, at the traffic lights turn right moving into the left-hand lane as you follow the road around. At the second set of traffic lights go straight ahead going through West End taking the first turning on your right signposted "New Road". Follow the road and at the mini-roundabout go straight across and follow the road passing "Stradey Park Hotel" on your right. Continue following the road going through "Five Roads and "Cynheidre" (B4309). Continue following into the village of "Pontyates" going down the hill and through the main village, over the bridge then take the first turning on your left, "Heol Nazareth". Follow this road along bearing round a left-hand bend and continue following. As you come past "Tanerdy Cottage" on your left there is another left-hand turning after this which you need to take. Continue on this road, at the junction continue driving straight on, go past the turning for "Carwe,Trimsaran" and the property is situated on the right, opposie "Newcastle House", number 1 Clydach Cottage. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.