

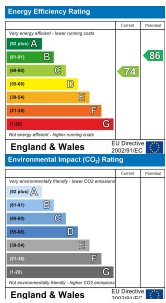


6 Rhydyffynnon, Pontyates, Llanelli, SA15 5UG

- 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





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 in our TV channel to view our location videos about the area.