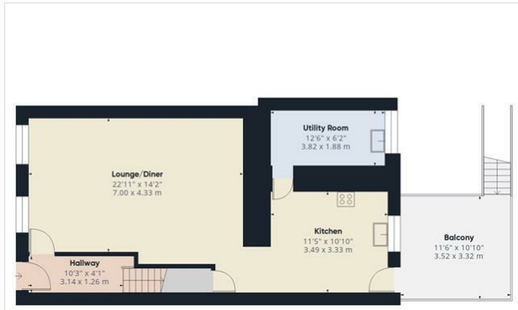
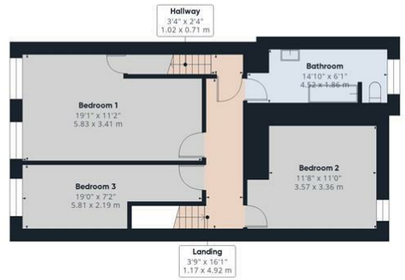


Floor 1



Floor 2

Floor 3

Approximate total area(1)

1554 ft²
144.5 m²

Balconies and terraces

125 ft²
11.6 m²

Reduced headroom

95 ft²
8.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 'TBC'

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

Take on JHL/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.

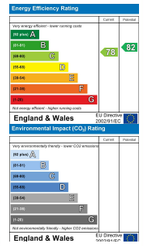
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

1a Myrtle Hill, Ponthenri, Llanelli, Carmarthenshire, SA15 5PD

- Traditional, "Turn-Key" Terraced Property
- Spacious Lounge/Diner
- Basement
- Ample Allocated Off-road Parking
- EPC RATING C. COUNCIL TAX BAND TBC.
- Four Bedrooms
- Utility Room
- Decked Balcony, Seating Area & Large Garden
- Chain Free!!



£209,000

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

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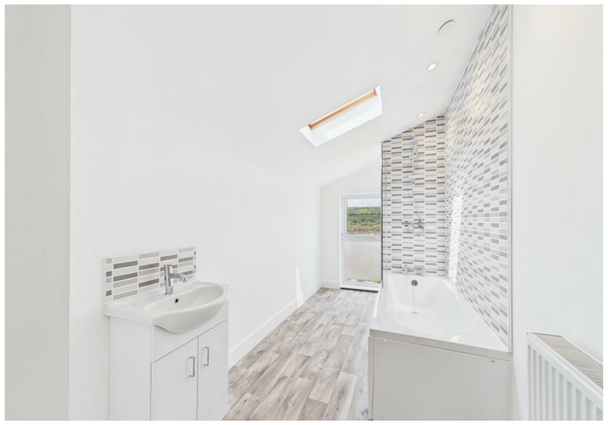
The Agent that goes the Extra Mile



Chain-free, turn-key and located in Ponthenri! 1a Myrtle Hill has undergone a huge transformation by the current vendor, from a derelict building with concrete floors and bare-brick walls into what you see now: a modern four-bedroom property. From the floor to the ceiling, everything is new and finished to a very good standard, making this an ideal property for someone who wants a fuss-free, hassle-free home with no work needed. Offering allocated parking spaces and a larger-than-average garden, along with another bonus, a basement, ideal for extra storage or to convert for extra accommodation.

Accommodation comprises: Hallway, spacious lounge/diner, understairs storage cupboard, kitchen, utility room, landing, three bedrooms, bathroom and fourth bedroom situated in the attic space. Externally, to the rear, this garden has views of the local countryside from all levels and can be enjoyed from a raised decked balcony with wooden steps leading to a low-maintenance area laid with decorative chippings and access to the basement level. Wooden steps lead to the remainder of the garden, laid to grass, and there is gated pedestrian access to the side leading to the car-parking area.

Ponthenri is a small rural village in Wales, located in the centre of the Gwendraeth Valley, halfway between the towns of Carmarthen and Llanelli. There are no shops now, although the village has one pub (The Baltic Inn) and a social club. The majority of amenities are located in the neighbouring village of Pontyates. Pontheri offers peace in rural surroundings but is only a short drive from the hustle and bustle of town life.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band TBC. This property has undergone a full renovation and the vendor has informed us that planning permission and building regulations are in place. There is a basement situated in the property. Allocated Parking is situated to the side of the property. For this location, according to Ofcom, the following information applies: Broadband availability - up to Superfast (80 Mbps); Mobile availability - variable mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE/DINER

UNDERSTAIRS STORAGE CUPBOARD

KITCHEN

UTILITY ROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

ADDITIOANAL SMALL LANDING LEADING TO:

BEDROOM 4

BASEMENT

DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.