

**Floor 1**

- Dining Room: 7'11" x 17'0" (2.42 x 5.21 m)
- Lounge: 17'11" x 10'10" (5.48 x 3.31 m)
- Kitchen: 9'5" x 10'7" (2.89 x 3.25 m)
- Hallway: 8'3" x 2'11" (2.54 x 0.81 m)

**Floor 2**

- Bathroom: 5'2" x 8'4" (1.58 x 2.54 m)
- Landing: 6'3" x 8'8" (1.92 x 2.66 m)
- Bedroom 1: 12'5" x 10'11" (3.79 x 3.33 m)
- Bedroom 2: 8'11" x 14'0" (2.73 x 4.27 m)
- Bedroom 3: 8'8" x 10'9" (2.65 x 3.29 m)

Approximate total area<sup>1</sup>  
952 ft<sup>2</sup>  
88.4 m<sup>2</sup>

Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

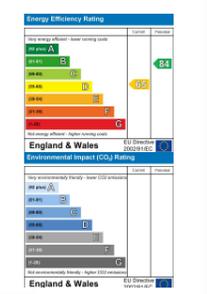
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### 59 Maesglas, Pontyates, Llanelli, SA15 5SH

- Semi-detached Traditional Ex-local Authority Property
- Two Reception Rooms
- Driveway
- Ideal Starter Home
- EPC RATING D. COUNCIL TAX BAND B.
- Three Double Bedrooms
- South-easterly, Good six Rear Enclosed Garden
- Immaculately Presented Throughout!
- Popular Village Location



**£155,000**  
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'

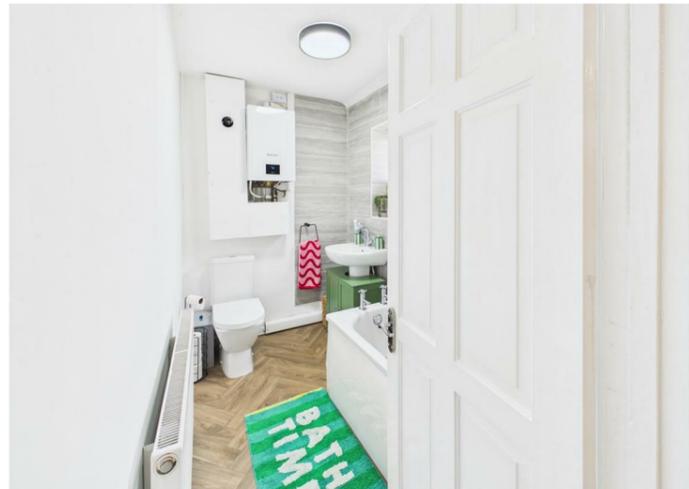
\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take on AKF/SC/0326/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



Two reception rooms, three double bedrooms and an enclosed, good-sized, south-easterly facing rear garden, immaculately presented both inside and out, does this catch your attention? How does it feel to be new to the market with a price tag of £155,000, making this an ideal starter home for someone wanting a "turn-key" property, open the door and arrange your furniture with nothing else to do! This semi-detached property has dual aspects in the majority of the rooms, which not many homes have, making the well-loved property bright and airy. Call today to arrange a viewing on 01554 759655 to see what's behind the door! EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises: Hallway, lounge, dining room, kitchen, landing, storage cupboard, bathroom and three double bedrooms. Externally, an open-aspect frontage is laid to lawn with a driveway to the side. Secure gated pedestrian access to a south-easterly-facing rear garden, which comprises a patio area; the remainder is laid to level lawn, with a second smaller lawned area, decorative stones, and a large metal shed.

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, ex-local authority property. Mains water, electric, gas and sewerage connected. Council tax band B. There are covenants and easements on the title; we have a copy on file that states they have been filed on the original title. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability—limited mobile phone coverage across all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. The vendor has advised us that a car rolled down the bank and hit the front of

the house (right side), causing cracking to the external render and small hairline cracks in the kitchen. A structural survey has been undertaken, and it has been concluded that there is no structural damage beneath the render caused by the accident. They have advised making the smaller cracks slightly bigger and simply filling them in with the appropriate materials. The larger crack has been advised to hack off the render around the affected area, re-render, and pebble-dash the area. We are awaiting the structural survey report from the vendor.

- HALLWAY**
- LOUNGE**

- DINING ROOM**
- KITCHEN**
- LANDING**
- STORAGE CUPBOARD**
- BATHROOM**
- BEDROOM 1**
- BEDROOM 2**
- BEDROOM 3**



**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.