



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>10</sup>  
1640.74 ft<sup>2</sup>  
152.43 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

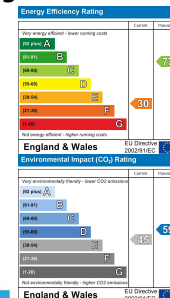


## Vale View Danybanc Road, Pontyates, Llanelli, Carmarthenshire, SA15 5UW

- Detached Property with Acreage
- Four Bedrooms
- Downstairs Wet-room & Upstairs Bathroom
- Kennels, Mini-orchard & Static Caravan
- Popular Village Location
- Stunning Views with No near Neighbours
- Two Reception Rooms
- Stunning & Modern Kitchen/Diner
- One to View
- EPC RATING F

**£475,000**

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







Vale View is a property that certainly does live up to its name! Surrounded by a breathtaking view, a little over three acres and very few neighbours, this four-bedroom property offers peace in a popular village with just a short drive to our beautiful coastline; what more could you want? This property has been lovingly updated by the current vendors, making this an ideal family home featuring a wet room downstairs and a stunning kitchen/breakfast/dining room, the true hub of the house! Externally, the plot measures 3.35 acres and has a kennel block, mini-orchard, and a freshwater supply for the fields. Viewing is highly recommended to appreciate the size, presentation and, most of all, location! EPC RATING F

Accommodation comprises a Hallway, lounge area, dining area, sitting room, kitchen/breakfast/dining room, sun-room, utility area, downstairs wet room, upstairs bathroom and four bedrooms. Externally, a well-positioned property with an entertainment room/office/playroom, static caravan (for leisure use), enclosed courtyard with summerhouse, two kennel blocks, steel constructed garage/outbuilding, mini-orchard, small woodland area, enclosed goat pen, enclosed pig pen, three fields and a stream that runs alongside the boundary of the property.

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.



**HALLWAY**

**LOUNGE/DINER**

20'11" (max) x 10'7" (max) (6.39 (max) x 3.25 (max))

**SITTING ROOM**

16'0" x 8'9" (4.88 x 2.68)

**KITCHEN/BREAKFAST/DINER**

20'7" (max) 13'4" (max) (6.29 (max) 4.08 (max))

**SUN ROOM**

6'9" x 6'9" (2.07 x 2.06)

**UTILITY ROOM**

5'11" (max) 2'9" (max) (1.81 (max) 0.86 (max) )

**WET ROOM**

7'6" x 5'11" (2.31 x 1.81)

**LANDING**

**BATHROOM**

11'0" (max) x 6'8" (max) (3.37 (max) x 2.04 (max))

**BEDROOM 1**

14'0" (max) x 10'7" (max) (4.29 (max) x 3.25 (max))

**BEDROOM 2**

14'1" (max) x 9'1" (max) (4.30 (max) x 2.79 (max))

**BEDROOM 3**

9'5" x 8'1" (2.89 x 2.47)

**BEDROOM 4**

8'1" x 6'8" (2.48 x 2.04)

**ENTERTAINMENT ROOM/OFFICE/PLAYROOM**

15'1" (max) x 7'5" (max) (4.60 (max) x 2.28 (max))

**STATIC CARAVAN**

**KENNEL BLOCK**

14'11" x 20'1" (4.57 x 6.13)

**ADDITIONAL KENNEL BUILDING**

13'10" x 7'2" (4.23 x 2.19 )

**OUTBUILDING/GARAGE**



**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, just after you pass "Ger Y Coed" on your right there is a turning on your left "Danybanc Road". Turn here and follow the road all the way down and "Valley View" is on your left.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.