



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: We have not checked or tested any of the services or appliances at the property.

TAX: Band F

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/1223/draft

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



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

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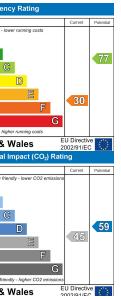
PROTECTED



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The Agent that goes the Extra Mile





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

11'10" (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

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