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 'D'

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

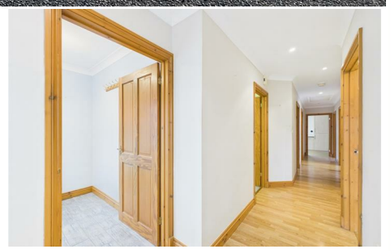
Take on JHL/SC/0326/draft

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.
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

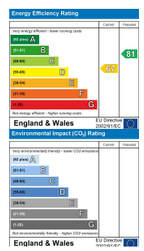
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



Betws, 27 Parc Mansant, Pontyates, Carmarthenshire, SA15 5TA

- Traditionally Built, Detached Bungalow
- Two Reception Rooms & Conservatory
- Rear Enclosed Garden With extensive Views of The Open Countryside
- Small Quiet Residential Estate
- EPC RATING D. COUNCIL TAX BAND D.
- Three Bedrooms
- Driveway Offering Ample Off-road Parking
- Chain-free!
- Village Location



£264,950

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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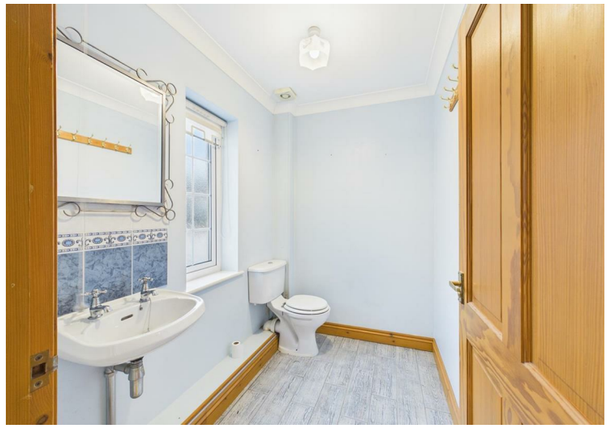
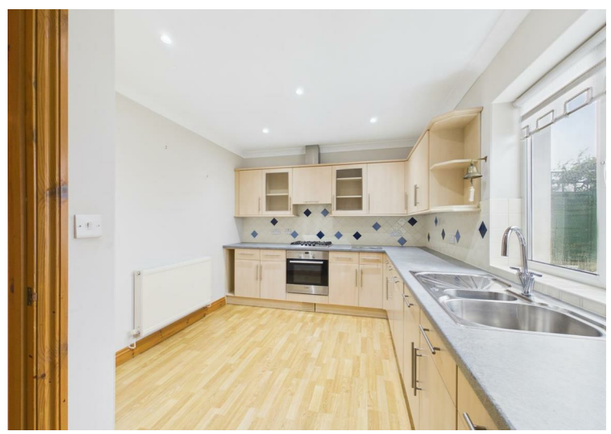
The Agent that goes the Extra Mile





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Lovingly known as "Betws," sitting pretty and deceptively spacious in Parc Mansant located in the charming village of Pontyates, we bring to the market a detached three-bedroom bungalow ready to welcome the next eager owner. Chain-free and ready for viewings, the bungalow is situated in a popular, small, quiet residential estate, pleasing to the eye, with countryside views to the rear. This bungalow certainly ticks the boxes for us here at West Wales Properties. EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises: Hallway, cloakroom, lounge, three bedrooms, utility room, family bathroom, kitchen/diner, sitting room and conservatory. Open aspect frontage with a spacious tarmacadam driveway and mature shrub borders. To the rear, an enclosed small garden laid to lawn, with an extensive view of the open countryside, fields, and a brick shed.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering for 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 7.1miles 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 property. Mains water, gas, sewerage and electricity are connected. Council tax band D.There are restrictive covenants and easements listed on the title, documents on file.. Broadband availability—up to Superfast (60 Mbps); Mobile availability—Limited 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

CLOAKROOM

LOUNGE

BEDROOM 3

BEDROOM 2

BEDROOM 1

UTILITY ROOM

FAMILY BATHROOM

SITTING ROOM

CONSERVATORY

KITCHEN/DINING ROOM

DIRECTIONS

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

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