

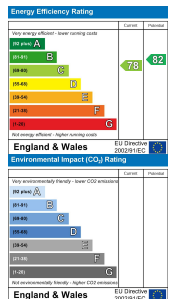


1a Myrtle Hill, Ponthenri, Llanelli, Carmarthenshire, SA15 5PD

- 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!!

£199,950

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



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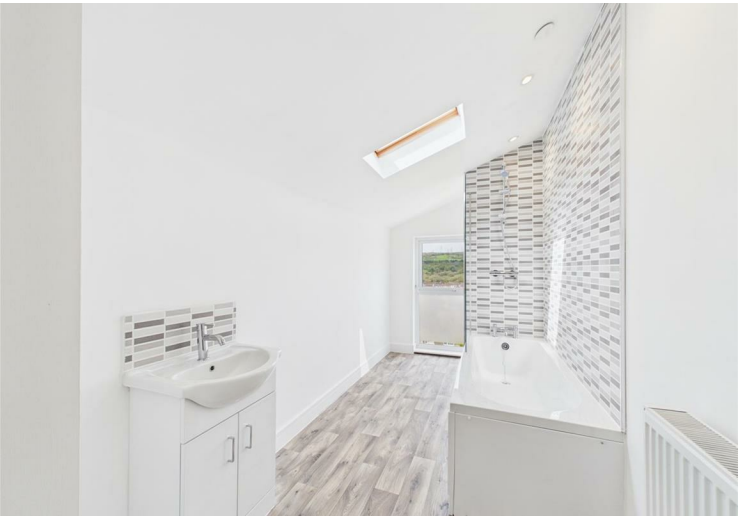


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The Agent that goes the Extra Mile





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

ADDITIONAL 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.