

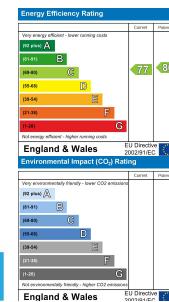


Arfryn, 187 Heol Y Meinciau, Pontyates, Llanelli, Carmarthenshire, SA15 5SN

- Traditionally Built Bungalow
- Lounge, Kitchen/Breakfast Room through to Sitting/Dining Room
- Spacious Driveway & Larger-than-average Garage
- Four Bedrooms
- Modern Shower- room & Separate Cloakroom
- Pretty Front Garden & Elevated, Tiered Low-maintenance Rear Garden
- Vacant Possession & No Forward Chain
- Immaculate Presentation
- EPC RATING C. COUNCIL TAX BAND E.

Chain Free £349,995

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



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The Agent that goes the Extra Mile





Set in an elevated position in the Meinciau area above Pontyates, this detached bungalow enjoys a bright, open outlook with a generous garden and a strong sense of privacy. Offering well-proportioned accommodation throughout, the property combines spacious living with a practical layout, all within easy reach of Llanelli and Carmarthen. Available with vacant possession and no forward chain, it presents an excellent opportunity for a smooth and immediate move. The property includes privately owned solar panels. It may certainly tick a lot of boxes for the next lucky buyer! EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises: L-shaped hallway, lounge, study/bedroom four, three double bedrooms, shower room, cloakroom, modern kitchen/breakfast room leading through to dining/sitting room area, utility room, and three storage cupboards. Externally, gardens to the front and rear with a driveway to the side, which offers ample parking, taking you to a larger-than-average detached garage/workshop

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 7.1 miles from Llanelli, allowing you a vast range of shopping and facilities within a short car or bus drive.



..AGENTS VIEWING NOTES
HALLWAY
LOUNGE
STUDY/BEDROOM 4
BEDROOM 1
BEDROOM 2
SHOWER ROOM
CLOAKROOM
BEDROOM 3

KITCHEN/BREAKFAST ROOM,
THROUGH TO
SITTING/DINING ROOM
UTILITY ROOM
GARAGE
18'7" x 16'1" (5.68 x 4.91)



DIRECTIONS

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