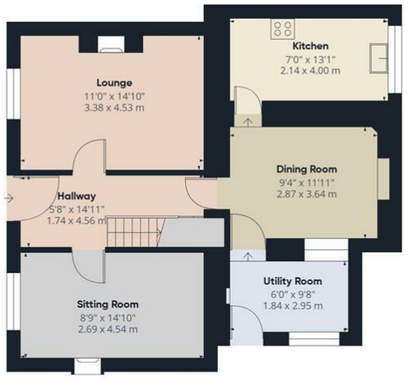
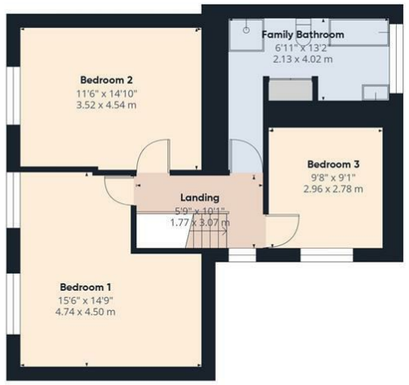


Floor 1 Building 1



Floor 3 Building 1

Floor 1 Building 2

Approximate total area(1)

1414 ft²

131.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 water, gas, electric and sewerage 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 AJS/SC/0326/OK

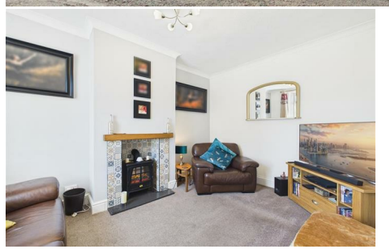
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

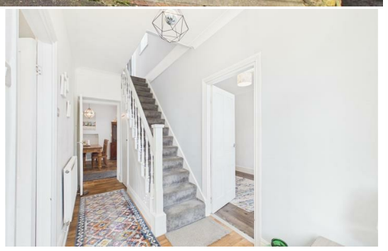
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

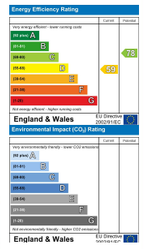
01554 759655
www.westwalesproperties.co.uk





34 Llannon Road, Pontyberem, Llanelli, SA15 5LY

- Traditional Double-fronted Detached Property
- Two Reception Rooms & Dining Room
- Good-size Rear Enclosed Garden with Summerhouse
- Popular Village Location
- Three Double Bedrooms
- Driveway Offering Ample Parking & Garage
- Spacious Property Inside & Out
- EPC RATING D. COUNCIL TAX BAND D.

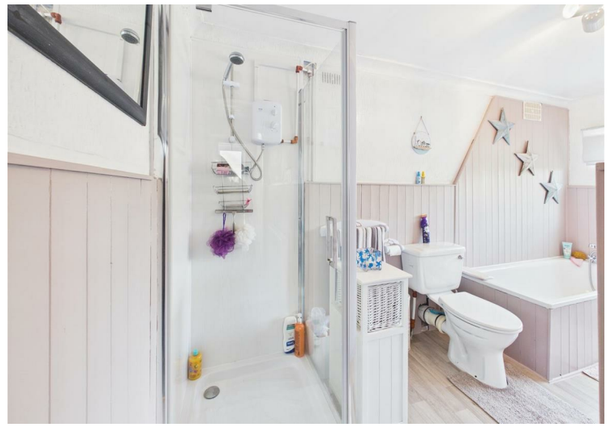


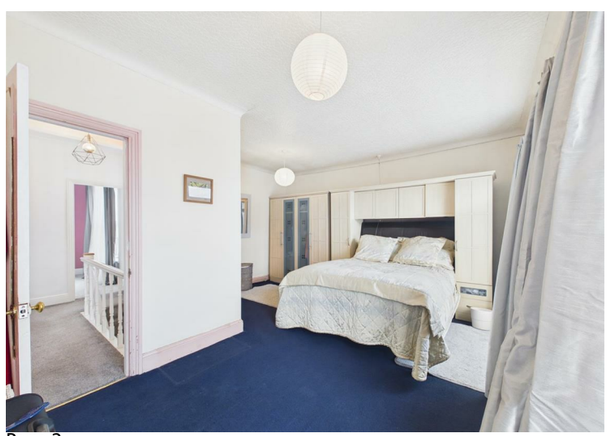
Price £259,950

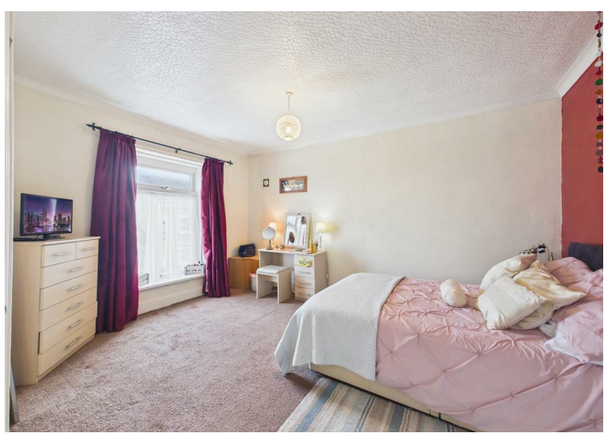
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

The Agent that goes the Extra Mile







Situated in the most friendly of villages, and sitting pretty and proud on Llannon Road, we have for sale this traditional, detached stone-fronted property. Established in 1865 making this property one of the very few firsts on Llannon Road and boasts two reception rooms plus a dining room and sitting on a spacious plot. The convenient location makes it one of the go-to villages, being close enough to Carmarthen and Llanelli but away from the hustle and bustle of town life. Call us today on 01554 759655 to arrange your viewing today! EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises: hallway, lounge, sitting room, dining room, galley kitchen, rear porch, landing, family bathroom, and three double bedrooms. Open aspect frontage with driveway to the side leading to a garage and rear garden. Externally, the rear garden sits on a spacious plot with an outhouse and outbuilding, remains of an old outside kennel and enclosure, a decked area with a summerhouse, and the remainder of the garden with a lush-green lawn on a gentle upward slope leading to what has been used as a vegetable-growing area.

..AGENTS VIEWING NOTES

*** KEY INFORMATION ***
Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band D. Polycarbonate roof over rear porch. Asbestos roof over outhouse and outbuilding. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (80 Mpbs), Mobile availability- full mobile coverage EE, variable in-home coverage but good outside coverage phone coverage for Three, O2 and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

SITTING ROOM

LOUNGE

DINING ROOM

GALLEY KITCHEN

REAR PORCH

LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

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