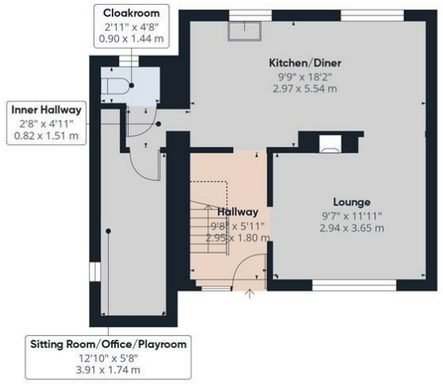

Floor 1

Floor 2

Approximate total area(1)

763 ft²
71 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'A'

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

Take on JHL/SC/0426/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
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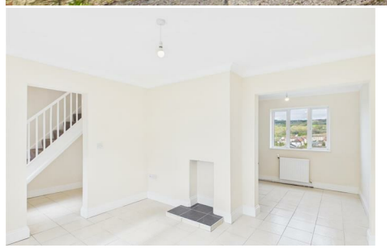
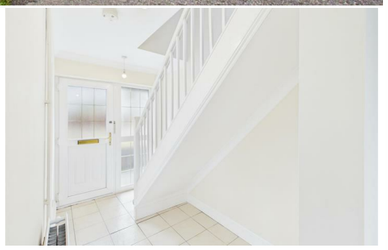
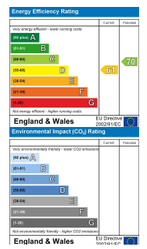
01554 759655
www.westwalesproperties.co.uk





3 Coedmawr, Ponthenri, Llanelli, Carmarthenshire, SA15 5NT

- **Traditional, Ex-local, Semi-detached Property**
- **Downstairs Cloakroom & Upstairs Bathroom**
- **Beautiful Views Of The Open Countryside From the Rear**
- **Small Quiet Estate with No Through Road**
- **EPC RATING D. COUNCIL TAX BAND A.**
- **Two Double Bedrooms**
- **Front & Rear Gardens**
- **Chain-free & Ready To Go!**
- **Village Location**



£99,950

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

Chain-free and ready to view!!! New to the market is this two double bedroom property for sale with us here at West Wales Properties. Situated on a small quiet residential estate with no-through road, a beautiful view from the rear of the valley, village and playing fields and the added bonus of having a downstairs cloakroom and upstairs bathroom along with two reception rooms. Call us today on 01554 759655 to see what's behind the door of this well-presented property in Coedmawr. EPC RATING D. COUNCIL TAX BAND A.

Accommodation comprises : Hallway, lounge, kitchen/diner, inner hallway, cloakroom, sitting room/office/playroom, landing, bathroom and two double bedrooms. Externally to the front, on-street parking with steps leading down to the property entrance. Pedestrian access to the side leading to the rear garden. To the rear a larger-than-average garden that has a level-lawned area and the remainder of the garden is a down-ward sloping lawn with access at the bottom to the playing fields and public footpath.

Ponthenri is a small rural village in Wales, located in the Gwendraeth Valley's centre, halfway between Carmarthen and Llanelli towns. 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 and quiet in rural surroundings but is only a short drive from the hustle and bustle of town life.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built, ex-local authority property. Mains water, gas, electric and sewerage connected. Council tax band A. There are covenants and easements on the title; we have a copy on file. On-street parking only. The garden is not enclosed between neighbours but has the original concrete fencing post in situ marking the boundary. There are steps leading down to the property entrance. The rear garden is larger-than-average and is on a downward slope. For this location, according to Ofcom, the following information is available: Broadband availability—up to Superfast (80 Mbps); Mobile availability—limited mobile phone coverage for all the networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

KITCHEN/DINER

INNER HALLWAY

CLOAKROOM

SITTING ROOM/OFFICE/PLAYROOM

LANDING

BATHROOM

BEDROOM1

BEDROOM 2

DIRECTIONS

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