

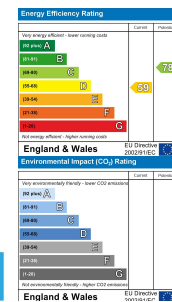


## 34 Llannon Road, Pontyberem, Llanelli, SA15 5LY

- 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



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*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 Mbps), 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**

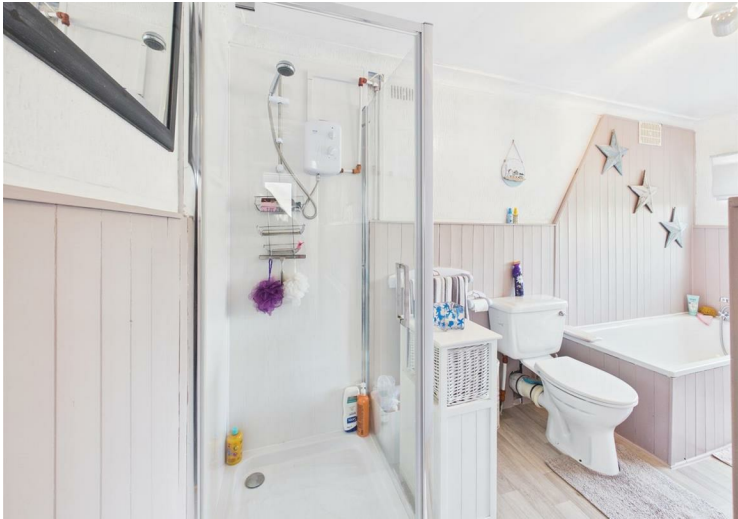
**LANDING**

**FAMILY BATHROOM**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.