

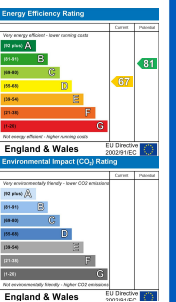


Betws, 27 Parc Mansant, Pontyates, Carmarthenshire, SA15 5TA

- Traditionally Built, Detached Bungalow
- Two Reception Rooms & Conservatory
- Rear Enclosed Garden With extensive Views of The Open Countryside
- Small Quiet Residential Estate
- EPC RATING D. COUNCIL TAX BAND D.
- Three Bedrooms
- Driveway Offering Ample Off-road Parking
- Chain-free!
- Village Location

£264,950

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



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The Agent that goes the Extra Mile





Lovingly known as "Betws," sitting pretty and deceptively spacious in Parc Mansant located in the charming village of Pontyates, we bring to the market a detached three-bedroom bungalow ready to welcome the next eager owner. Chain-free and ready for viewings, the bungalow is situated in a popular, small, quiet residential estate, pleasing to the eye, with countryside views to the rear. This bungalow certainly ticks the boxes for us here at West Wales Properties. EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises: Hallway, cloakroom, lounge, three bedrooms, utility room, family bathroom, kitchen/diner, sitting room and conservatory. Open aspect frontage with a spacious tarmac driveway and mature shrub borders. To the rear, an enclosed small garden laid to lawn, with an extensive view of the open countryside, fields, and a brick shed.

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

KEY INFORMATION Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band D There are restrictive covenants and easements listed on the title. Awaiting land registry documents. Broadband availability—up to Superfast (60 Mbps); Mobile availability— Limited 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

CLOAKROOM

LOUNGE

BEDROOM 3

BEDROOM 2

BEDROOM 1

UTILITY ROOM

FAMILY BATHROOM

SITTING ROOM

CONSERVATORY

KITCHEN/DINING ROOM



DIRECTIONS

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