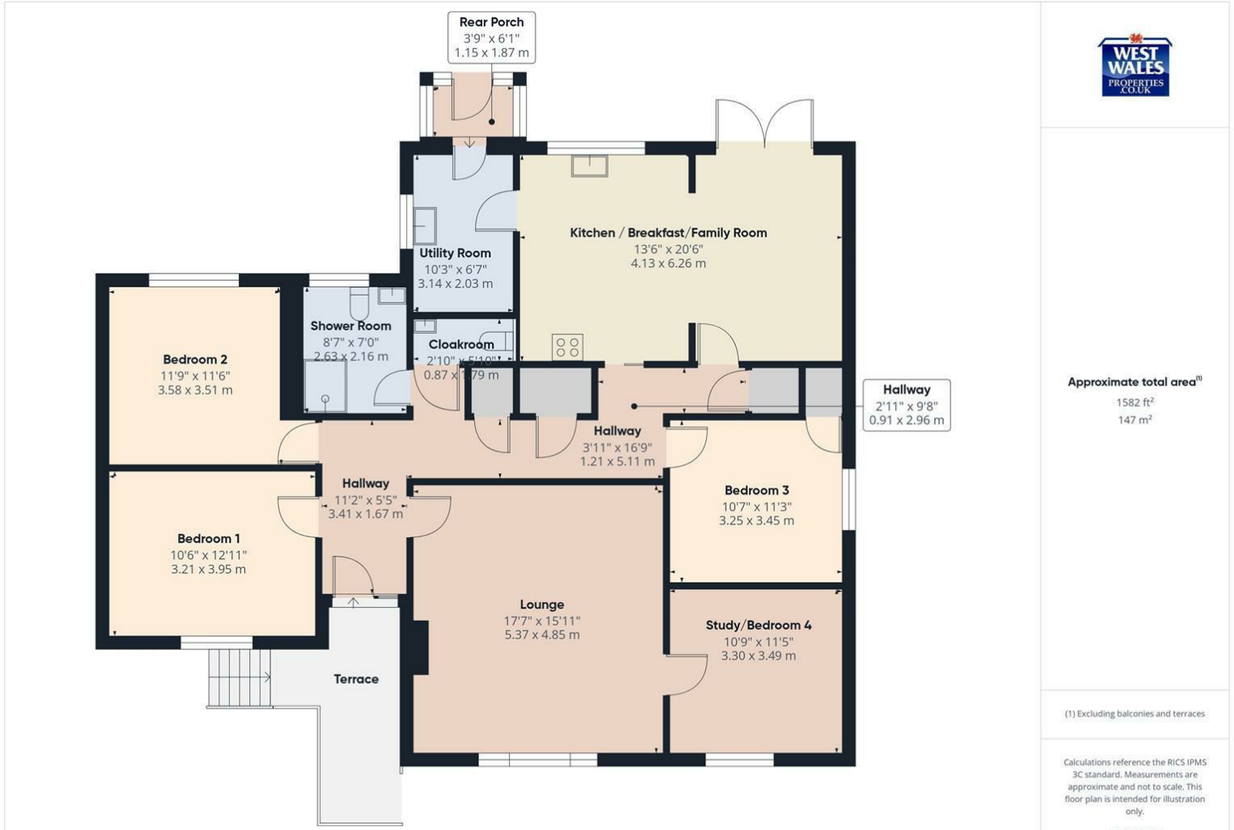


We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Traditionally built property. Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

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

Take-on JHL/SC/1025/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,

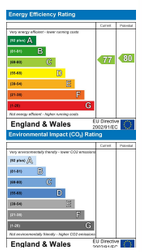
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

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**
- **Immaculate Presentation**
- **EPC RATING C. COUNCIL TAX BAND E.**
- **Four Bedrooms**
- **Modern Shower- room & Separate Cloakroom**
- **Pretty Front Garden & Elevated, Tiered Low-maintenance Rear Garden**
- **Vacant Possession & No Forward Chain**



Chain Free £349,995

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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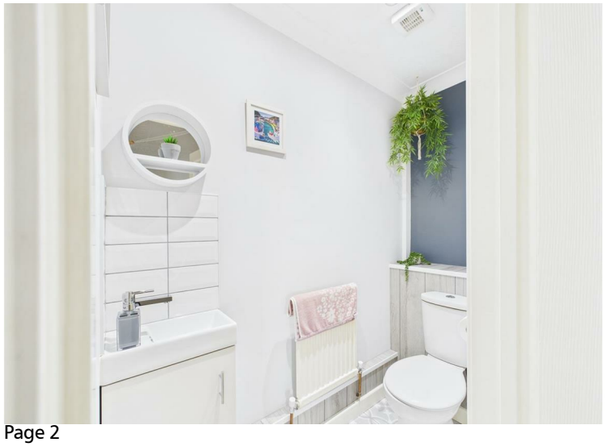
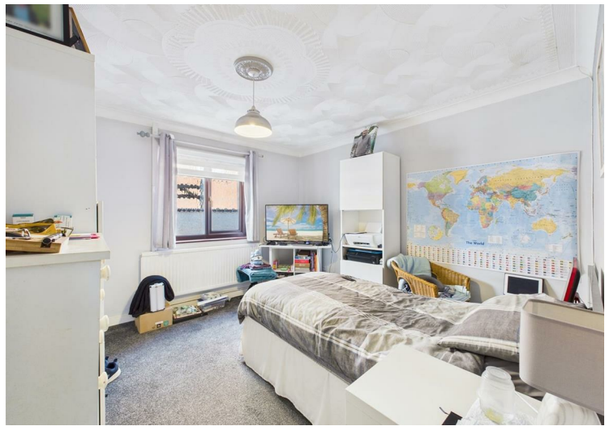
The Agent that goes the Extra Mile





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 7.1miles 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.