

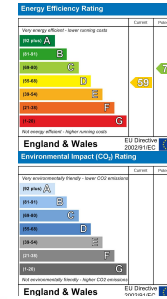


Lizdale Mynyddcerrig, Pontyberem, Llanelli, Carmarthenshire, SA15 5BD

- Split-level Detached, Traditional Bungalow With One-bedroom Annex
- Three Double Bedrooms
- Elevated Main Garden
- Wooden Lodge & Small Paddock (Updating Required)
- EPC RATING D. COUNCIL TAX BAND E.
- Sits On A Spacious Plot 0.63 Acres
- Family Bathroom & En-suite Shower-room
- Stable Block & Large Outbuildings
- Ideal Versatile Family Home
- 2 plots awpending planning approval

Price £649,950

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





Situated in the beautiful little village of Mynyddcerrig, a short drive away from Carmarthen, Crosshands and Llanelli, we have for sale this uniquely designed split-level three-bedroom, detached bungalow with a lot of many extras and ready to welcome all you lucky buyers! Lizdale was built by the vendors and has been a well-loved family home for over 40 years, and is now looking for the next owner to love the property as much as they did! Lizdale sits on a spacious plot which measures 0.63 acre and also features a one-bed annex on the lower ground floor ideal for versatile family living, as well as a wooden lodge and stable block. A viewing is highly recommended to appreciate the presentation, location and most importantly the size, so call us today on 01554 759655 to arrange your viewing! EPC RATING D. COUNCIL TAX BAND E.

Accommodation comprises : Entrance hall, inner hallway with family bathroom and three double bedrooms-main bedroom has an en-suite shower-room. Split-level down to the living accommodation-dining room, kitchen and lounge. Second staircase down to the annex. The annex comprises : shower-room, kitchen with breakfast area that leads into a dining room, one double bedroom with en-suite shower-room and lounge.

..AGENTS VIEWING NOTES

***** KEY INFORMATION ***** Traditionally built property. Mains water, sewerage and electricity are connected. Oil central heating. Total plot area measures 0.63 acres (via Promap on 07/26). Split-level bungalow which means there are internal steps in the property. One bedroom annex can be self-contained. Wooden lodge requires work. The roof on the outbuildings have been updated from the asbestos roof sheeting to steel roof sheeting, please be aware the asbestos roof sheeting is being stored on the grounds until the vendor is able to get a contractor to dispose of it. For this location, according to Ofcom, the following information applies: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability—variable mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

WHAT3WORDS/////backup.capers.retraced

GROUND FLOOR :



ENTRANCE HALL

INNER HALLWAY

STORAGE CUPBOARD

FAMILY BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

LOWER GROUND FLOOR :

DINING ROOM

KITCHEN

LOUNGE/DINER

STAIRS DOWN TO :

INNER HALLWAY

SHOWER ROOM

STORAGE CUPBOARD WITH BOILER

KITCHEN/BREAKFAST ROOM

DINING ROOM

BEDROOM

EN-SUITE SHOWER ROOM

LOUNGE

WOODEN LODGE :

LOUNGE AREA

POTENTIAL KITCHEN AREA

BEDROOM

EN-SUITE SHOWER ROOM

STEEL CONSTRUCTION OUTBUILDING

STABLE BLOCK WITH TACK ROOM & STORAGE ROOM

DIRECTIONS

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