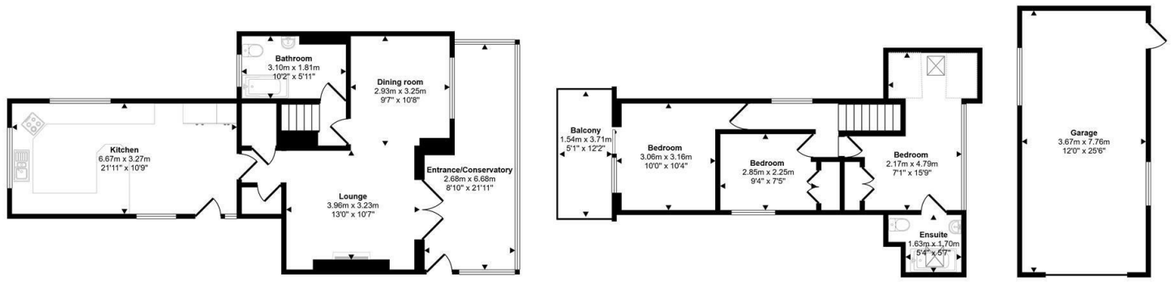
Approx Gross Internal Area
144 sq m / 1555 sq ft



Ground Floor
Approx 76 sq m / 816 sq ft

First Floor
Approx 40 sq m / 432 sq ft

Garage
Approx 29 sq m / 307 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/06/26 APPROVED CFP

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

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EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk

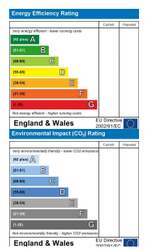
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Arosfa Llannon Road, Pontyberem, Llanelli, SA15 5NF

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- ROOM WITH BALCONY
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- THREE-BEDROOMS
- CONSERVATORY
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- FRONT & BACK GARDEN
- EPC-TBC

£340,000



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Surrounded by countryside views on all sides, this charming detached three-bedroom home enjoys a peaceful rural setting just outside the village of Pontyberem, while remaining conveniently located approximately a 20-minute drive from both Llanelli and Carmarthen.

The accommodation begins with a sun room at the entrance to the property and continues into two reception rooms, a kitchen and a ground floor family bathroom. Upstairs, the first floor features three bedrooms, including the principal bedroom with an en-suite, along with one of the three bedrooms opening onto a balcony that provides the perfect spot to enjoy the surrounding countryside views.

Outside, a gated driveway provides off-road parking and leads to the garage and workshop. The front and rear gardens offer a variety of outdoor spaces for relaxing, entertaining or making the most of the peaceful setting. Combining a rural location with convenient access to nearby amenities, this home offers an ideal balance of countryside living and everyday practicality.

Viewing is highly recommended!









DIRECTIONS

From our offices on Dark gate continue along Lammas Street. Turn left onto Morfa Lane, then follow the roundabouts by taking the A4242, then the A40, and at Pensarn Roundabout take the third exit onto the A484. Continue on the A484 through the next roundabouts, staying on the same road. Turn left onto the B4309, then left again onto the B4306 and follow it towards Pontyberem for several miles. Near Pontyberem, turn left onto Capel Ifan Road (B4317), then almost immediately turn right onto Llannon Road (B4306). Continue along the B4306 and your destination will be on the left. What3words:///originate.woodstove.mixes

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