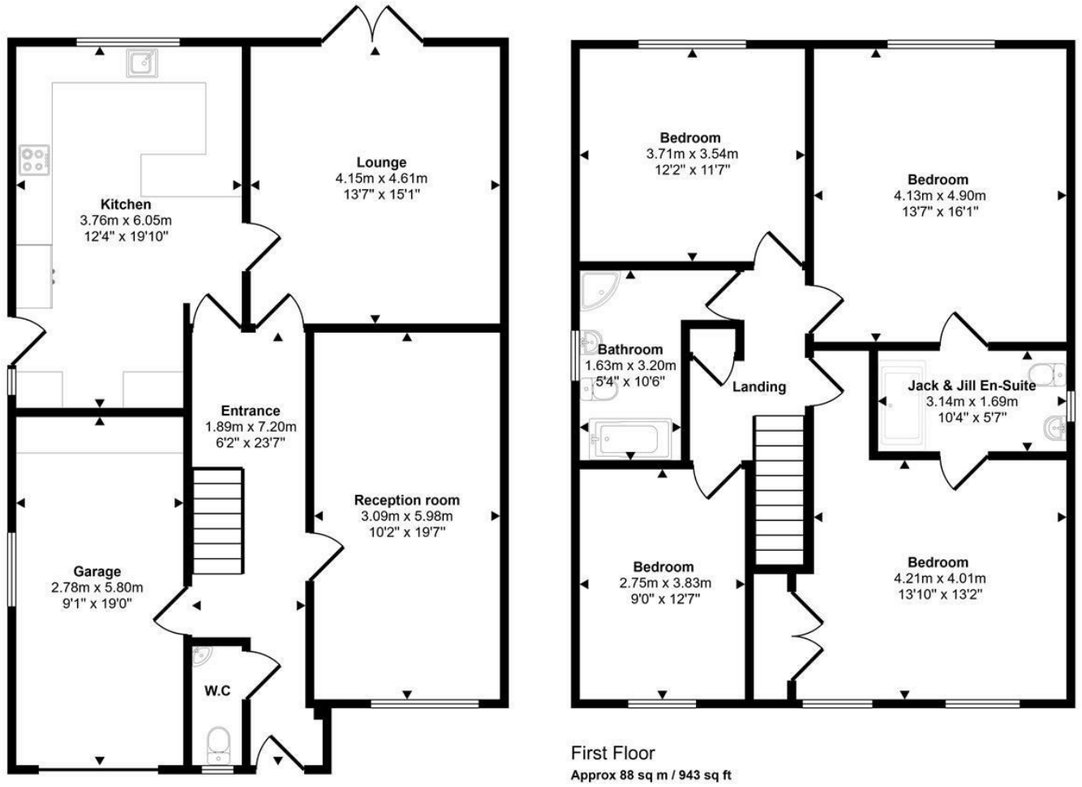
Approx Gross Internal Area
180 sq m / 1941 sq ft




Ground Floor
Approx 93 sq m / 997 sq ft




First Floor
Approx 88 sq m / 943 sq ft

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: Band E
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/05/26 OK REM

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*

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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TELEPHONE: 01267 236655



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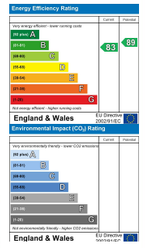
## 131 Heol Llanelli, Pontyates, Llanelli, SA15 5UH

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING & GARAGE
- COUNTRYSIDE VIEWS TO THE REAR
- HEATING-GAS
- FOUR BEDROOMS
- JACK & JILL ENSUITE
- PATIO & LAWNED GARDEN
- LOCATED WITHIN A 15-MINUTE DRIVE TO LLANELLI AND 20 MINUTES TO CARMARTHEN
- EPC-B




## £400,000

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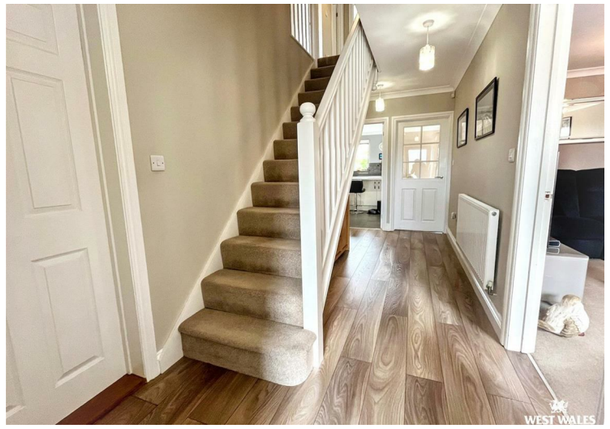
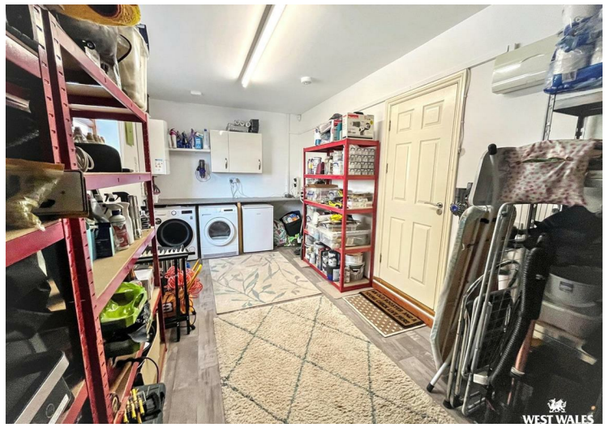




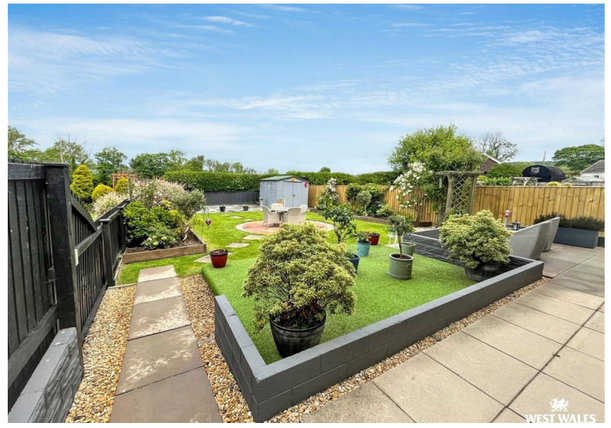
Set just outside the village of Pontyates, with open countryside views to the rear and everything you need within easy reach — this is a home that works hard for a busy family.

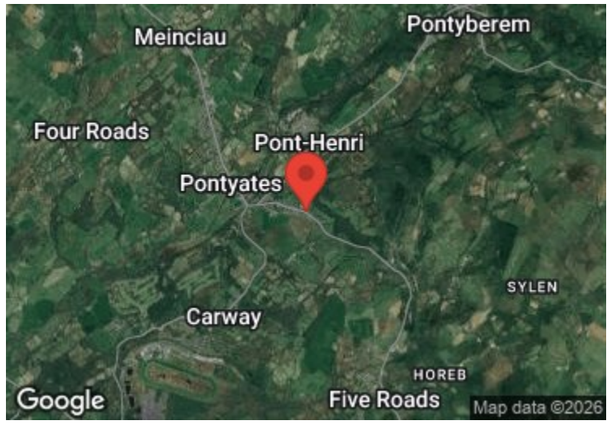
Ideally positioned on the main road yet set back behind its own driveway, the property sits within easy reach of Llanelli (around 15 minutes) and Carmarthen (approximately 20 minutes) — well connected without feeling it.

On the ground floor, two reception rooms give the family real flexibility — with patio doors in the main living space opening out to the garden, perfect for those warmer months. The contemporary fitted kitchen sits at the heart of the home with ample room for dining, while large windows keep the space feeling light and connected to the countryside views to the rear. A downstairs WC and integral garage with internal access complete the picture.

Upstairs, two of the four double bedrooms benefit from a Jack & Jill ensuite, with a family bathroom serving the remaining rooms.

Outside, a walled front garden and driveway parking give the property real kerb appeal, while to the rear a sun-friendly patio and neat lawned garden enjoy that open countryside outlook.
Well connected, well presented, and seriously liveable — this one deserves a look.






## DIRECTIONS

From our offcies in Dark Gate, head along Lammas Street and follow signs onto the A484. At Pensarn Roundabout take the third exit, staying on the A484 before turning left onto the B4309. Follow the B4309 for around six and a half miles through Pontyates, and the property — 131 Heol Llanelli — will be on your left just after the village. The journey takes approximately 20 minutes covering just under 10 miles.
What3words:///drip.balconies.diplomat

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