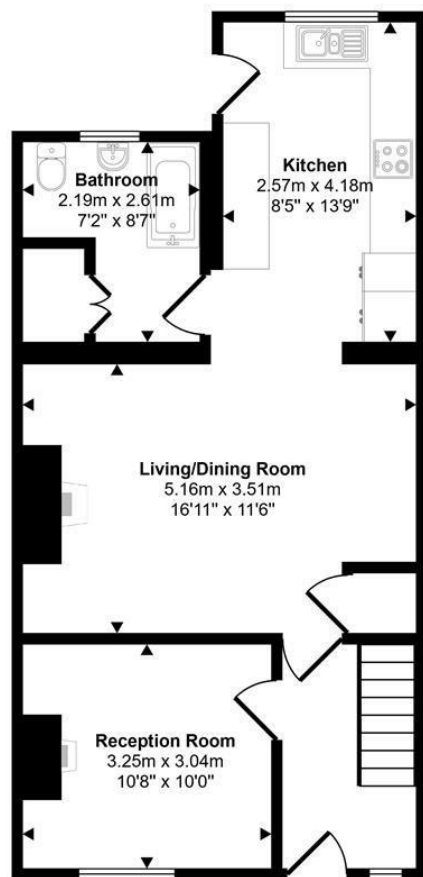
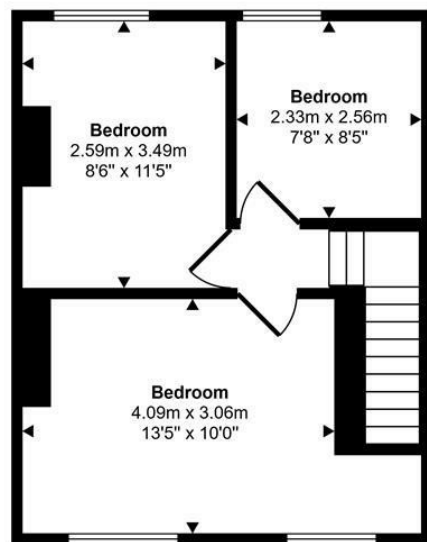


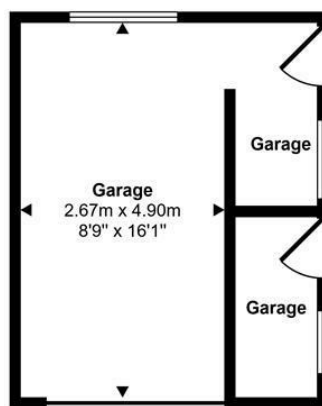
Approx Gross Internal Area
106 sq m / 1143 sq ft



Ground Floor
Approx 53 sq m / 570 sq ft



First Floor
Approx 34 sq m / 370 sq ft



Garage
Approx 19 sq m / 203 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.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Gas Central Heating

TAX: Band B

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

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

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

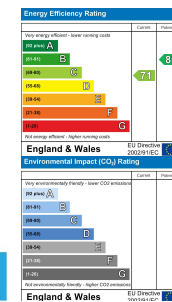


19 Victoria Road, Ponthenry, Llanelli, Carmarthenshire, SA15 5PU

- Mid Terrace
- Open Plan Kitchen/Dining/Lounge
- Village Location
- Rear Acces
- Gas Centtral Heating and Double Glazed
- 3 Bedrooms
- 7.4 miles Approx from A48
- Garden Front and Rear
- Single Garage
- EPC RATING C

Offers In Excess Of £140,000

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

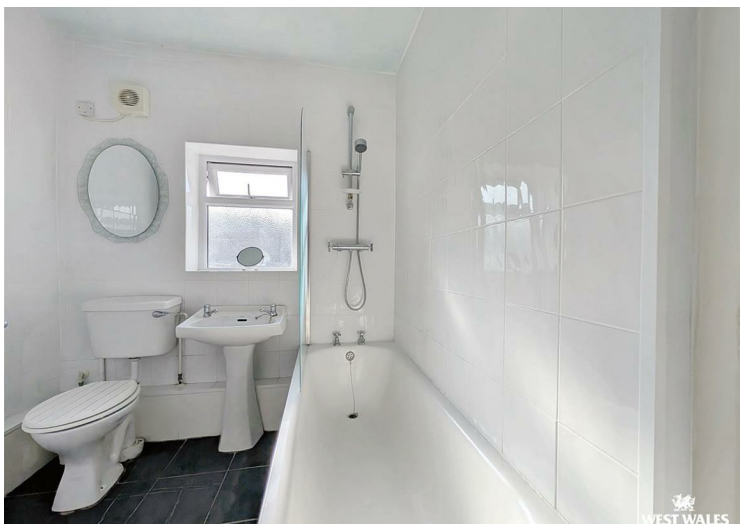


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The Agent that goes the Extra Mile





A well-presented three-bedroom mid-terrace property located in the popular village of Ponthenri, conveniently situated between Llanelli and the county town of Carmarthen. The home offers excellent access to the A48 and M4 corridor, making it ideal for commuters.

The accommodation comprises a welcoming entrance hall, a versatile second reception room, open-plan living/dining/kitchen area and a ground-floor bathroom. Upstairs, there are three bedrooms. Property benefits from gas central heating and double glazing.

To the front, the property features a neatly maintained lawned garden with steps leading to the entrance. The enclosed rear garden includes a paved patio area, perfect for outdoor dining or relaxation, and benefits from rear access to a detached garage.

Ponthenry is situated on the outskirts of Pontyates. Pontyates is situated within the Gwendraeth Valley halfway between Carmarthen and Llanelli. Pontyates has eateries and local community centre and Ponthenry has bilingual primary school catering for ages 4-11, shops, The 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. Pontyates also benefits from being within close proximity to local beaches and interest points such as Pembrey Country Park and Ffos Las racecourse. For commuters Pontyates is approximately 8 miles from the M4 and A48 access roads.



DIRECTIONS

From our office in Carmarthen, follow Lammas Street to Morfa Lane (B4312) by heading west on Dark Gate towards Heol Y Felin/Mill Street and continuing onto Lammas Street. Turn left onto Morfa Lane (B4312) and at the roundabout, take the 2nd exit onto the A4242. At the next roundabout, take the 1st exit onto the A40. At Pensarn Roundabout, take the 3rd exit onto the A484. Continue on the A484, taking the 3rd exit at the next roundabout, and the 2nd exit at the following one. After about 1.5 miles, turn left onto the B4309 and stay on it for around 4.7 miles. Turn left, continue onto Heol Y Pentre, and then turn left onto Bargoed Terrace. After a short distance, turn left onto Edward Road, then right onto Victoria Road. Your destination, 19 Victoria Road, will be on the left. What3words tour.smiled.chat

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