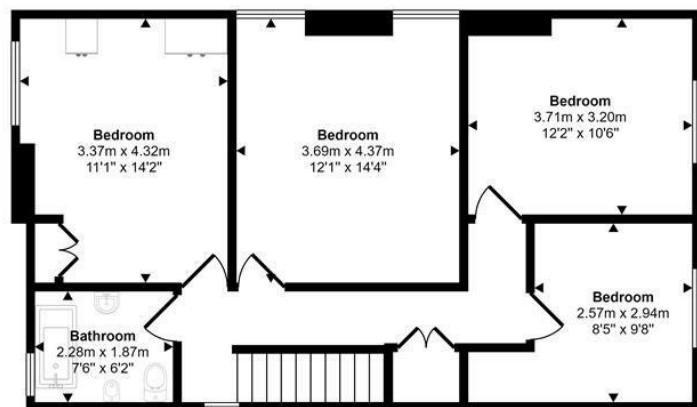




Ground Floor
Approx 84 sq m / 900 sq ft



First Floor
Approx 69 sq m / 746 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 C

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/REM/03/23OK

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.

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

01267 236655
www.westwalesproperties.co.uk

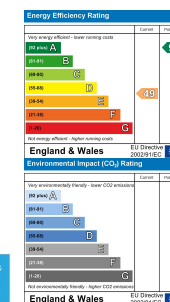


12 Coalbrook Road, Pontyberem, Llanelli, Carmarthenshire, SA15 5HU

- DETACHED HOUSE
- OFF ROAD PARKING
- REAR GARDEN
- GOOD TRANSPORT LINKS
- BUSINESS POTENTIAL
- FOUR BEDROOMS
- GARAGE
- CLOSE TO AMENITIES
- POPULAR VILLAGE LOCATION
- EPC RATING: E

£220,000

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





A fantastic opportunity to purchase this four-bedroom detached property in the popular village of Pontyberem in the Gwendraeth Valley. The property can appeal to many different buyers from someone looking for a home to run your own business from, enjoy your retirement in with local amenities or for a family just starting out. We highly recommend viewing this property to appreciate all it has to offer.

The property does require some modernisation but offers a wonderful opportunity for the new owner to create their dream home. The accommodation briefly comprises; hallway, open plan living/dining/kitchen which offers a perfect heart of the home for the family to enjoy, a utility room with doors leading out to the rear garden, and to the front of the property is the old post office, which is now used for storage but could easily be transformed into a business again or additional reception room (subject to relevant planning and building regulations). Upstairs the property offers four bedrooms and a family bathroom.

Externally the property offers off-road parking for multiple vehicles and a garage to the front, a rear garden with a patio, a perfect place for your morning coffee or evening alfresco dining, steps leading up to the lawned area with a greenhouse, an outbuilding and further off-road parking, with rear access.

Pontyberem is nestled within the Gwendraeth Valley and benefits from primary schools, shops and amenities and community events. Pontyberem is historically famous for its coal mines and following their closure now remains a peaceful village. The railway lines leading to the coal mines now replaced with a safe and enjoyable cycle path stretching to Llanelli and the millennium coastal path. The village is within short distance to the county town of Carmarthen and has easy access to Crosshands and the M4. The village is serviced by regular bus links and is full of the village charm that you may be desiring.



DIRECTIONS

From our office on Dark Gate Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40. At Pensarn Roundabout, take the 3rd exit onto A484. At the roundabout, take the 2nd exit and stay on A484. Turn left onto B4309. Turn left onto B4306. Continue onto B4306. Turn left onto Capel Ifan Rd/B4317. Continue to follow B4317. The property will then be on your right opposite CK Supermarket. What3Words Reference: basis.arena.meatball

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