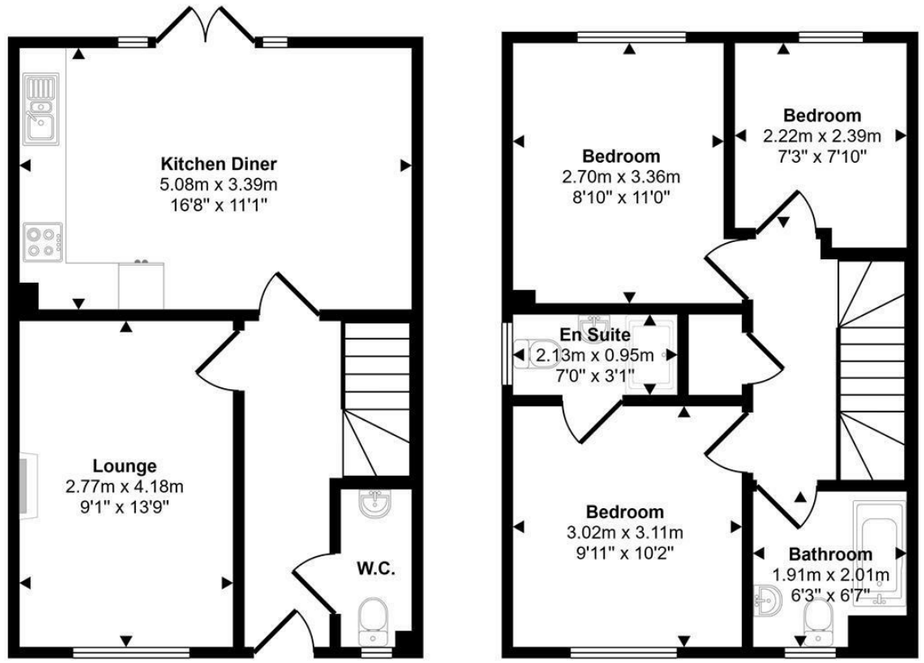
Approx Gross Internal Area
79 sq m / 849 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft

First Floor
Approx 39 sq m / 425 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 B
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/08/26 DRAFT 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,

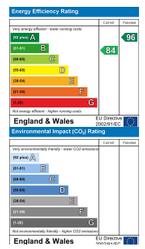
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

58A Llannon Road, Pontyberem, Llanelli, SA15 5LY

- SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- TWO ALLOCATED PARKING SPACES
- EN-SUITE AND FAMILY BATHROOM
- HEATING - GAS
- THREE BEDROOMS
- BUILT 2019/2020
- ENCLOSED REAR GARDEN
- DOWNSTAIRS W/C
- EPC - B

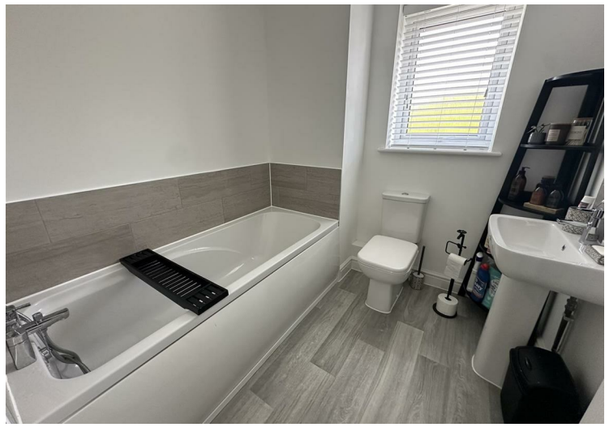


£205,000

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

The Agent that goes the Extra Mile



Beautifully Presented Three-Bedroom Semi-Detached Home

Located in the sought-after village of Pontyberem, this beautifully presented three-bedroom semi-detached home offers an excellent

opportunity for a wide range of buyers seeking stylish accommodation in a convenient village setting. Ideally positioned just 25 minutes from both Llanelli and Carmarthen, the village benefits from a range of local amenities, schools and excellent transport links.

The accommodation is thoughtfully arranged and comprises a welcoming lounge, perfect for relaxing, and a well-appointed kitchen/diner that provides an ideal space for both everyday family life and entertaining guests.

The first floor offers three bedrooms, one with an on suite and a modern family bathroom.

Outside, the enclosed rear garden features a combination of lawn and patio areas, creating a private and enjoyable outdoor space ideal for relaxing, al fresco dining or family activities.

Finished to a high standard throughout, this attractive home perfectly combines comfort, style and practicality in a desirable village

location, making it an ideal choice for first-time buyers, growing families and those looking to downsize alike

DIRECTIONS

From our office in Carmarthen, 9 Dark Gate, Carmarthen, SA31 1PT, head out of Carmarthen towards Cwmffrwd, joining the A484 towards Llanelli. Continue along the A484 and, after passing through Cwmffrwd, turn onto the B4309 towards Pontyates/Pontyberem. Continue along the B4309, following signs for Pontyberem. On reaching Pontyberem, follow the signs for Llannon and continue onto Llannon Road. Continue along Llannon Road until you reach 58A Llannon Road. What three words reference - ///lake.unrealistic.paddocks

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