



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, Mains Gas

HEATING: Gas Central Heating

TAX: Band B

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

SSG/AMA/02/24/OK EIL

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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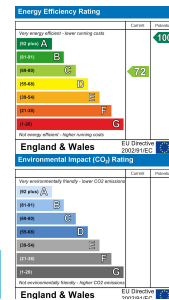


49 Heol Y Pentre, Ponthenry, Llanelli, Carmarthenshire, SA15 5PY

- Well Presented
- One Bedroom
- Village Location
- Driveway Parking
- Gas Central Heating
- Mid Terrace Cottage
- Countryside Views
- Low Maintenance Garden
- Double Glazed
- EPC C

£137,500

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The Agent that goes the Extra Mile



A charming and beautifully refurbished one-bedroom mid terraced cottage, ideally situated with convenient access to both Carmarthen and Llanelli.

The property has been tastefully updated throughout and offers well-appointed accommodation comprising of an entrance hall, a welcoming living room, a modern kitchen, and a bright sunroom on the ground floor. Upstairs, you'll find double bedroom and a contemporary bathroom. The property benefits from gas central heating and double glazing.

Externally the cottage boasts off-road parking at the front and an enclosed low maintenance garden that enjoys stunning countryside views—perfect for relaxing or entertaining.

Ponthenri is a small semi rural village in Carmarthenshire, located in the heart of the Gwendraeth Valley, halfway between the towns of Carmarthen and Llanelli. There is a Primary school and community hall in the village and regular bus service to both Lanelli and Carmarthen. The property is within a quiet area of the village, with the river, pleasant walks and the Baltic Inn less than 2 minutes' stroll from the property. Basic amenities include a garage, doctor's surgery, shop and a post office can be found in Pontyates, accessible by car (5 minute drive) or on foot after a 10-15 minute walk. The village of Pontyberem is less than 10 minutes drive away. Most of the village comes under the Parliamentary constituency of Llanelli and the jurisdiction of Llanelli Rural Council, the rest of the village is represented by Carmarthen East and Dinefwr constituency and Llangendeirne Community Council. The electoral boundary in Pont-Henri follows the course of the Gwendraeth Fawr river.



DIRECTIONS

From our office on Dark Gate in 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 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309, Continue onto B4309, Turn left for Ponthenry, Continue onto Heol Y Pentre, The property will be on the right. What3Words Reference; [///sparrows.vampire.caravans](#)

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