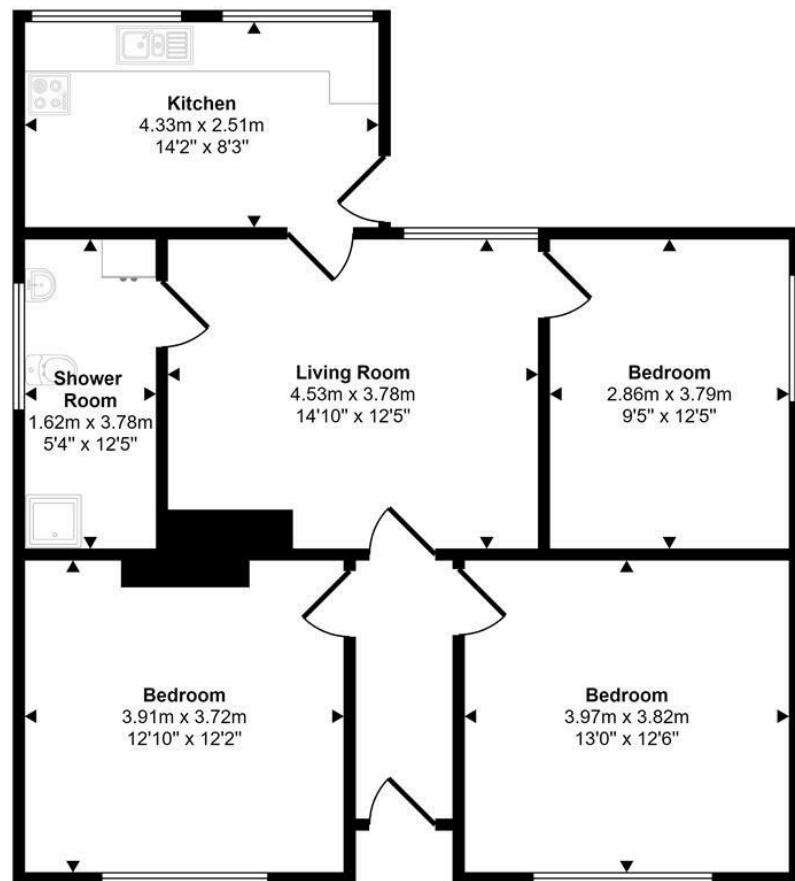
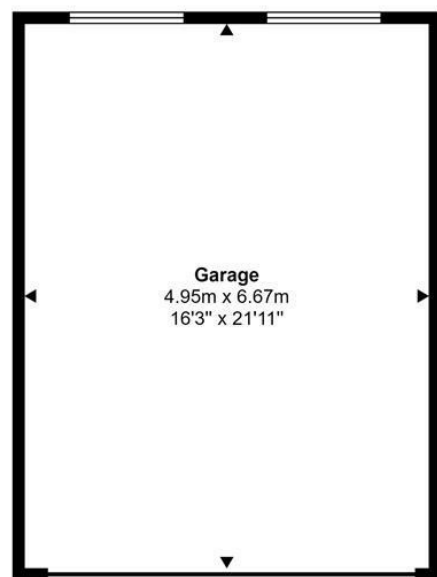


Approx Gross Internal Area
116 sq m / 1244 sq ft



Floorplan
Approx 83 sq m / 888 sq ft



Garage
Approx 33 sq m / 356 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 D

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/01/23OK

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

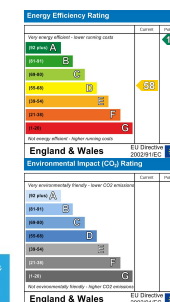


23 Greenfield Terrace, Pontyberem, Llanelli, Carmarthenshire, SA15 5AW

- DETACHED BUNGALOW
- FRONT AND REAR GARDEN
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- CHAIN FREE
- THREE DOUBLE BEDROOMS
- GARAGE
- POPULAR VILLAGE LOCATION
- GOOD TRANSPORT LINKS
- EPC RATING: D

Offers In The Region Of £290,000

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The Agent that goes the Extra Mile





A fantastic opportunity to purchase a three-bedroom detached bungalow 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 enjoy their retirement in or for a family just starting out. The bungalow is in need of some modernisation but allows the new owners to put their own stamp on what is already a fantastic bungalow. We highly recommend viewing this bungalow to appreciate all it has to offer including the garden, off-road parking and garage.

The property consists of an entrance hall, three double bedrooms (one of which is currently utilised as an additional reception room), a living/dining room, a family bathroom and a kitchen to the rear which has a door out to the rear garden and garage. The property also has central heating and double glazing.

Externally the property has a lawned area to the front, off-road parking for multiple vehicles which leads to the detached garage/workshop, steps then lead up to the lawned area and a storage shed.

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, 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. Turn left onto B4306. Continue onto B4306. Turn left onto Capel Ifan Rd/B4317. Continue to follow B4317. Turn left onto Furnace Terrace. Continue onto Heol Y Bryn. Turn right onto Greenfield Terrace. The property will then be on your left. What3Words reference: trackers.plugs.wedding

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