



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

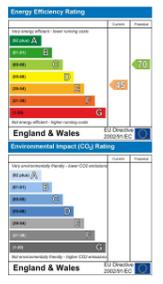


Chellah, 34a Heol Nazareth, Pontyates, Llanelli, SA15 5TB

- FOR SALE BY MODERN METHOD OF AUCTION
- BEAUTIFUL GARDEN
- VERSATILE LIVING
- GARAGE
- HEATING - GAS
- DETACHED FIVE BEDROOM BUNGALOW
- FANTASTIC COUNTRYSIDE VIEWS
- OFF ROAD PARKING
- VILLAGE LOCATION
- EPC RATING - E

Guide Price £400,000

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



We Say...

Welcome to this amazing five-bedroom detached bungalow located in the village of Pontyates, which from the outside you wouldn't believe the space it has to offer and the surprises it is hiding. This property boasts not only a beautiful garden and off road parking but also offers versatile living spaces perfect for family life or multi-generational living.

One of the standout features of this property is the breathtaking countryside views that can be enjoyed from various rooms as well as the balcony and garden, allowing you to immerse yourself in the beauty of nature right from the comfort of your home.

Entering the property from the front door, you have the living room and dining room, which are perfect for everyday family life as well as entertaining. The kitchen has a breakfast bar, which offers a great place to sit with your morning coffee and paper and there is also a utility room,. There are also four bedrooms, one of which has patio doors opening out on to an amazing balcony, a bathroom and a separate shower room on the same floor. Downstairs there is another shower room and an incredible 24' (approx) bedroom.

The incredible space this property has to offer, is very versatile and allows the new owners to create their own dream home, whether you are looking to create a self contained annexe to the lower level, have home offices, a play room or enough bedrooms for everyone to have their own and room for guests, it can offer it all.

Externally to the front the property has an enclosed front garden offering privacy and parking won't be an issue with off road parking and a garage. To the rear there is a beautiful garden, which has seating areas, lawns and planted borders. It is a wonderful space to sit back and relax or giving the children and dog a space to run and play, all enjoyed against the beautiful countryside backdrop.

Viewing is highly recommended to fully appreciate all this property has to offer!

Location

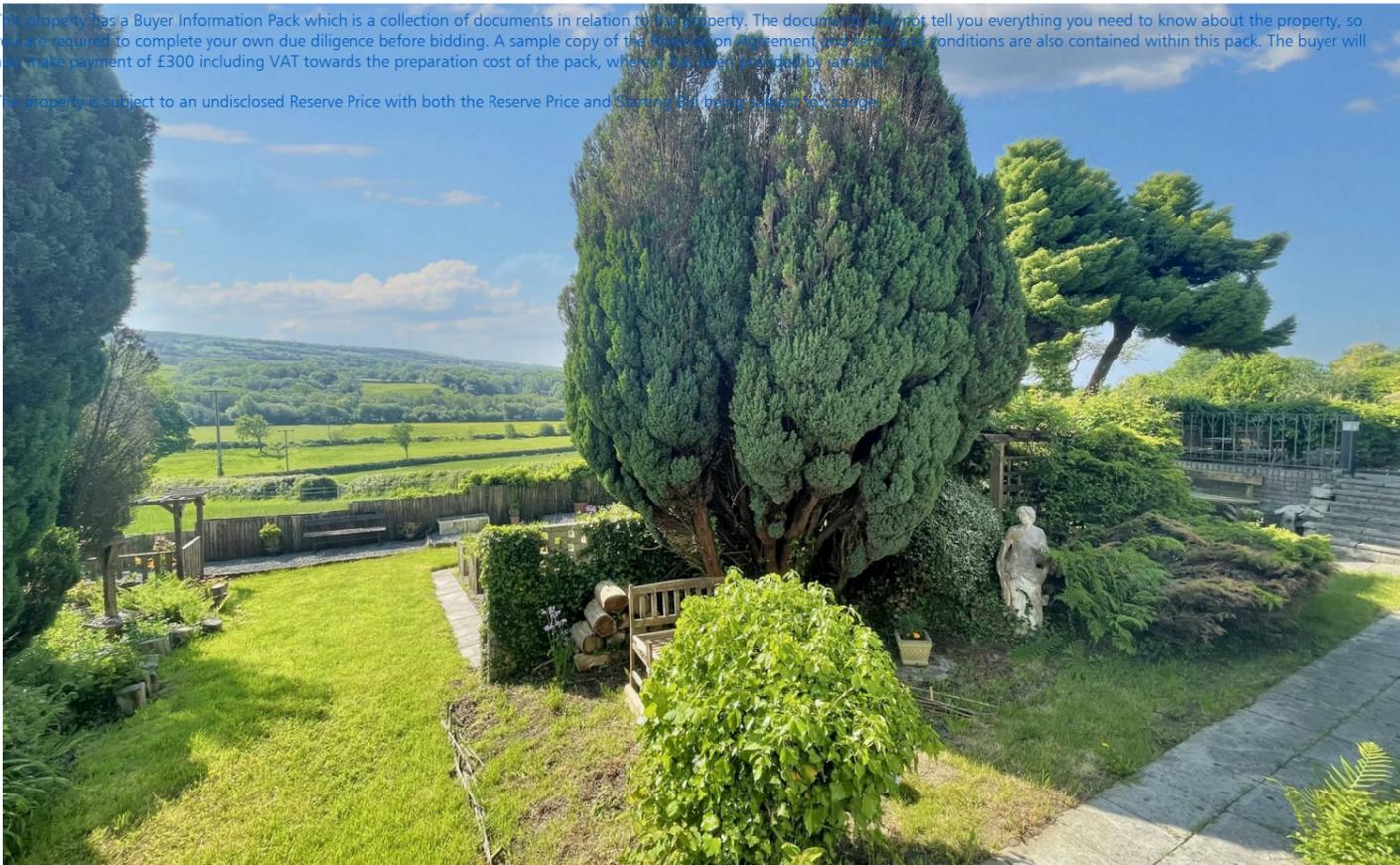
AUCTIONEER COMMENTS This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and Terms and Conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, which has been included by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



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, Continue onto B4309, Turn right onto Heol Nazareth, Continue on this road and the property will be the first on your left.
What3Words Reference; ///elect.privately.pose

GENERAL INFORMATION

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 F
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/05/24 OK REM



LOCATION AERIAL VIEW

