



### 3 Heol Y Bryn, Pontyberem, SA15 5AG

**£1,100 Per month**



Evans Estates highly recommends a viewing for this spacious and well presented New Build, 3 bedroom property located in the sought after village of Pontyberem.

**\*\*Arrange your viewing now to avoid disappointment\*\***

Within easy access of Carmarthen and Llanelli Towns and the M4/A48 link. Approximately 5 miles from the expanding shopping village of Cross Hands. The village of Pontyberem boasts many amenities, such as, Primary School, convenience store, hairdressers, public houses, community hall etc all within a 5 minute walk from the property.

This property benefits from uPVC double glazing & Gas central heating.

EPC Rating - B , Council Tax - C

Briefly this property comprises of an Entrance Hall, Lounge, Kitchen/diner and Rear Porch. To the first floor there are three bedrooms and a bathroom.

Externally and to the front there is a driveway providing off road parking for two vehicle, The rear features an enclosed garden consisting of a Patio area and chippings with a Laid lawn to the rear, The rear also benefits from a shed. The occupiers may enjoy many hours of sunshine in a quiet surrounding.

