



19 Pontardulais Road, Llanelli, Carmarthenshire SA14 6NT
£219,995

Nestled on the desirable Pontardulais Road in Cross Hands, Llanelli, this charming bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. One of the standout features of this property is the ample parking space, accommodating for several vehicles. This is a rare find and adds significant value. Situated close to the M4, the location offers excellent transport links, making commuting to nearby towns and cities a breeze. Whether you are heading to work or exploring the beautiful Welsh countryside, you will appreciate the convenience this location provides. Additionally, the property is offered with no chain, allowing for a smooth and swift transaction. This is particularly advantageous for buyers looking to move in quickly and start enjoying their new home. In summary, this bungalow on Pontardulais Road is a delightful property that combines comfort, convenience, and practicality, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely home your own. Energy Rating - E, Council Tax Band - D, Tenure - Freehold.



Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Porch

Smooth ceiling, uPVC double glazed windows, wood effect vinyl floor, interior door into:

Entrance Hallway

Coved ceiling, grey laminate effect floor, radiator, smoke detector, access to loft space

Bedroom 12'0 x 13'1 approx (3.66m x 3.99m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to front

Bedroom /Reception Room 12'4 x 12'0 approx (3.76m x 3.66m approx)

Coved and smooth ceiling, radiator, tiled fireplace, uPVC double glazed window to front.

Bedroom 12'1 x 12'0 approx (3.68m x 3.66m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to sid.

Lounge 12'4 x 13'0 approx (3.76m x 3.96m approx)

Picture rail, radiator, two uPVC double glazed windows to side, serving hatch.

Kitchen 12'4 x 9'0 approx (3.76m x 2.74m approx)

Fitted with a range of matching wall and base units with work surface over, smooth ceiling, one and half stainless steel sink unit with mixer tap, uPVC double glazed window to rear, plumbing for washing machine, plumbing for dishwasher, electric hob with extractor fan over, electric oven, vinyl floor, part tiled walls, boiler.

Walk in Larder

uPVC double glazed window to rear, space for fridge, space for freezer.

Shower Room 8'9 x 7'0 approx (2.67m x 2.13m approx)

Walk in shower enclosure with electric shower, wash hand basin, low level W.C., tiled walls, radiator, uPVC double glazed window to rear.

External

The front of the property is laid to lawn with a good size driveway (which provides Off Road Parking for Several Vehicles) and leads to a Detached Garage. The rear garden is laid mainly to lawn with patio area. Two Storage Sheds (one with electric connected). Oil Tank.

Garage 14'5 x 9'2 approx (4.39m x 2.79m approx)

With electric roller door, electric connected

Council Tax Band

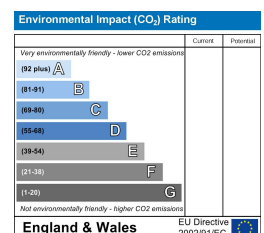
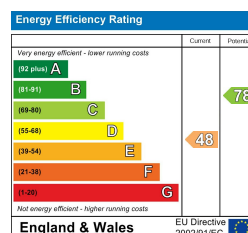
We are advised the Council Tax Band is D

Tenure

We are advised the tenure is Freehold

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



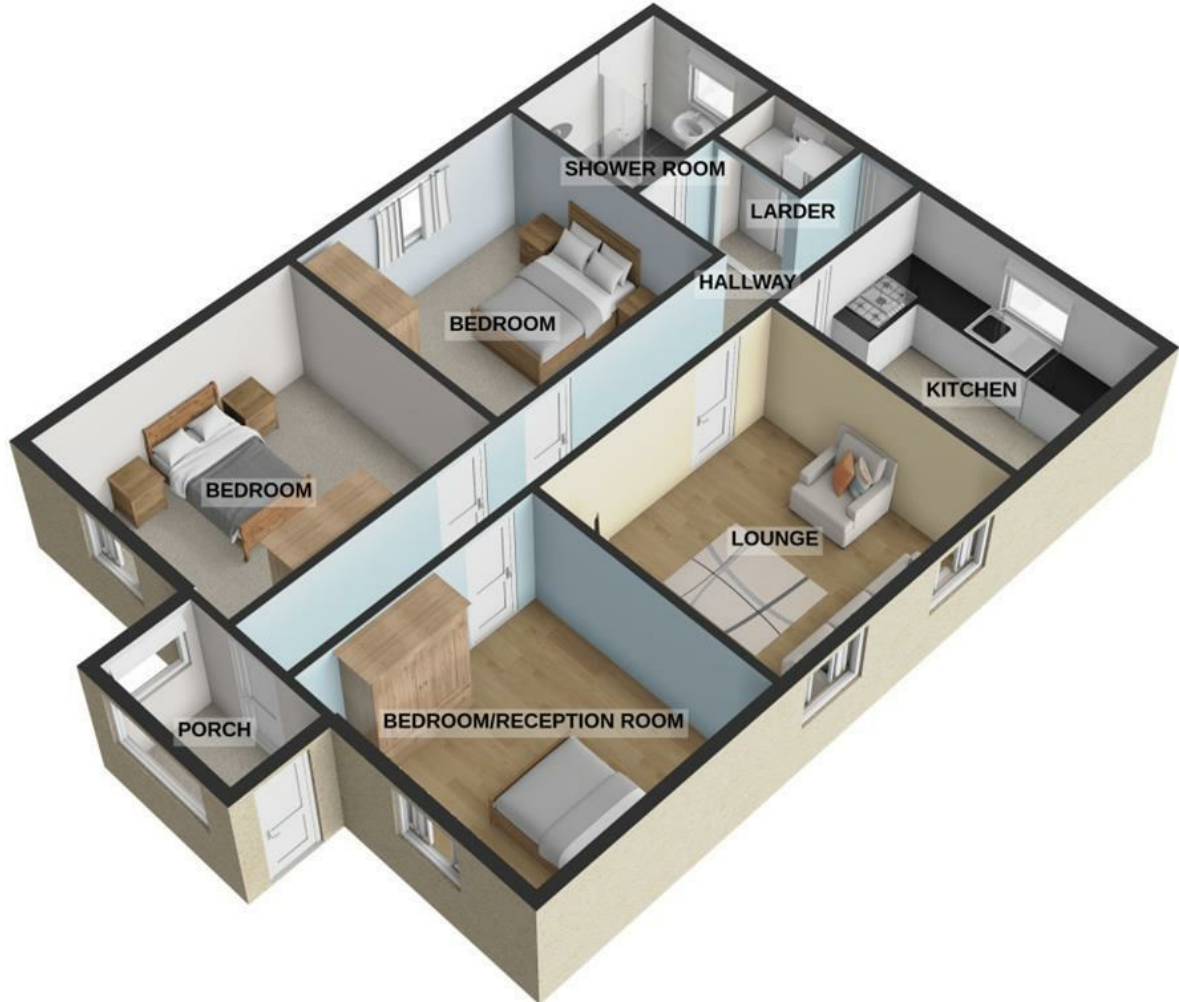
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GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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