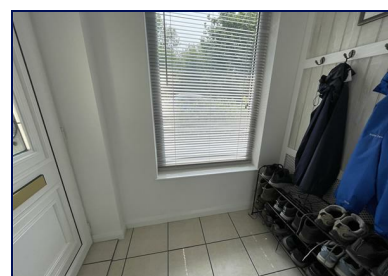
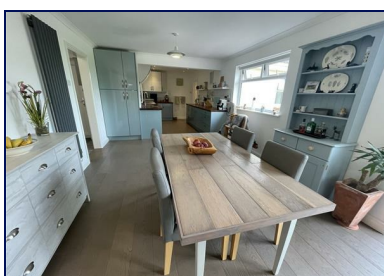


New View Herberdeg Road, Pontyates, Llanelli, SA15 5UP



Asking price £525,000



A detached property that stands out from the crowd, it has been extended and redesigned to offer a substantial home with extensive gardens and outbuildings set in a country side idyll with views of the coast.

The modern light and airy feel welcomes you in, attention to detail and high specification finish the property off and present a stylish home. The living space to the top floor could easily be adjusted to increase the bedrooms from three to four. Gravelled driveway to covered carport, and meander through one of the best gardens we have experienced, including a summer house with wild pond, twin stable block. Internally high end features include enamelled log burner to living room and second log burner to the kitchen family room. There are some lovely countryside views and open the Juliette Velux balcony in the main bedroom and breath in the view. The plot is over half an acre in size.

EPC: D55 Square Metres: 182 Council Tax Band: C

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RICS



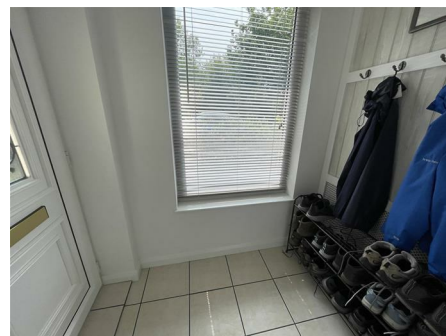
naea | propertymark

PROTECTED

Entrance Porch

6'2" x 4'3" (1.89 x 1.30)

Door to front and window to side, tiled floor.



Hall

Stairs to first floor, radiator, under stair cupboard, solid oak flooring.



Living Room

21'1" x 17'0"(13'6") (6.45 x 5.19(4.14))

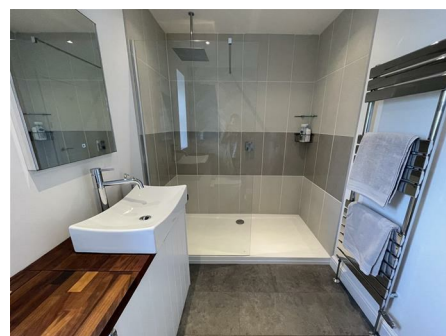
Window facing front, French doors to terrace, multi fuel log burner, two radiators, solid oak flooring.



Downstairs Shower Room

9'2" x 5'11" (2.80 x 1.81)

Window facing rear, walk in shower, hidden cistern, countertop basin, American walnut wood counter, tiled walls, touch light mirror, radiator.



Downstairs Bedroom 2

14'9" x 10'4" (4.50 x 3.17)

Window facing front, radiator, solid oak flooring.



Kitchen Dining Family Room

34'6" x 8'3"(11'5") (10.54 x 2.54(3.49))

Window to side, French doors to rear terrace, dining seating area, multi fuel log burner, radiator. Kitchen area comprises of base units, American walnut worktop, built in Neff oven, Siemens induction hob, Klarstein extractor fan hood, built in Bosch dishwasher, built in Bosch freezer and Neff fridge.



Utility

18'9" x 6'4" (5.73 x 1.94)

Base and wall units, American walnut worktop, space for fridge freezer, window to side, part tiled walls, spaces for washing machine, tumble dryer, Stainless steel Belfast sink, radiator, tiled floor, wall mounted Worcester gas combi boiler.



Dowstairs Cloaks WC

WC, wash hand basin, window to side, panelled walls



FIRST FLOOR

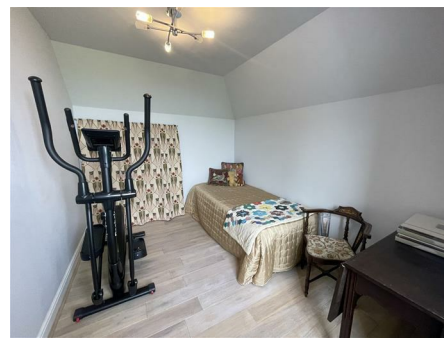
Landing

Doors leading off.

Bedroom 3

13'5" x 8'1" (4.11 x 2.48)

Window to rear, radiator, engineered oak flooring, curtain to open storage.



Open Plan Office

15'2" x 9'1" (4.64 x 2.79)

Home office area, window facing rear, views, radiator, engineered oak flooring.



Open Plan Hallway

11'5"(7'9") x 10'6"(6'2") (3.49(2.37) x 3.22(1.89))

L-shape, engineered oak flooring, radiator, pitched ceiling



Dressing Room

11'6" x 6'3"(10'5") into eaves (3.52 x 1.93(3.2) into eaves)

Pitched ceiling, shelving, hanging rails, eaves storage to rear, laminate floor, (possible bedroom 4), feature glass sliding door.



Bathroom

12'6" x 12'1" (3.82 x 3.70)

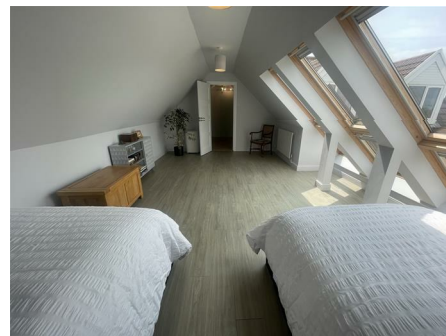
Pitched ceiling, window to side, corner hidden cistern wc, freestanding bath, vanity housed wash hand basin, radiator, part panelled walls.



Bedroom 1

22'6" x 11'8"(14'3") (6.88 x 3.56(4.36))

Pitched ceiling, three velux windows to side with views, middle one opens to Juliette balcony, black out blinds and second blinds included, radiator.



Externally

Farm gate entrance, large expanse of gravel driveway/turning area, carport area, outside lights and sockets, cameras. Side area with three storage sheds, and cat house, rear bin area with clothes drying space. Motion activated lights in place under carport.

Raised deck and terraces, lead to fish pond, views across the fields, large expanse of landscaped lawn, vegetable patch, fruit cages, large green house, Summer house with deck area and wild pond, mature planting. Additional outbuildings see below. Also there is a lower gated access to the road.



External Buildings One

Two stables, tool shed, poly tunnel, chicken run, open sided shelter, exterior lighting.



Services

Mains water, cesspit, mains electric, Flo gas LPG combi boiler.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	55	64

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	1	1

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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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