

# Vale View, Dan Y Banc Road, Pontyates, Llanelli, Carmarthenshire, SA15 5UW



**Offers in the region of £575,000**



House with 5.78 acres, four bedroom, two bathroom detached house on the outskirts of the village of Pontyates, Carmarthenshire. Lovely countryside views surround.

House is fully modernised & land managed/maintained well.

The property has easy access, no rights of way, no covenants. LPG central heating, cesspit ( 2 ), mains water, mains electric. Over the last 10 years the property and the land have been transformed. House fully refurbished and modernised, land has had new drainage added. There is no onward buying chain. The property has a static measuring 36" x12" for extra accommodation that is included. Storage container, garage & store sheds. Land is made up of pigs paddock, goats paddock, orchard, areas for chickens, former kennels. Previously meadow was used for horses. Access for horse boxes etc would be easy on the additional driveway/yard to the right of the property.

EPC: F Square Metres: 149 Council Tax Band: F  
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**RICS**



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PROTECTED



## Hallway Boot Room

25'5" x 17'6"(3'6") (7.75 x 5.35(1.09))

Hall/Boot Room, door to front and rear, window facing side, radiator.

## Living Dining Room

20'9" x 13'8" (6.35 x 4.18)

Window to front with views, radiator, airing cupboard with radiator, stair to first floor.



## Sitting Room/Bedroom

16'8" x 8'11" (5.10 x 2.73)

Twin windows to side, french doors to garden patio, radiator, double doors from living dining room.



## Kitchen Dining Room

20'8" x 13'8" (6.32 x 4.17)

Window to front with views, side window, stable door to utility, range of base and wall units, american fridge freezer included, cooking range included, worktops housing sink, breakfast bar, area for dining or seating in front of the inset log burner, tall radiator, built in dishwasher, built in desk nook, wine fridge, space for additional drinks fridge or additional freezer, wall mounted electrics in cupboard.



## Utility

6'11" x 6'8" (2.11 x 2.04)

Glazed to two sides, opaque glazed roof, open to inner lobby, space for washing machine, space for tumble dryer, door to side.



## Downstairs Wetroom

7'6" x 5'10" (2.3 x 1.79)

Shower, wc, wash hand basin, window to rear, heated towel rail.



## FIRST FLOOR

### Landing

Window to rear, loft access, radiator.



### Bedroom 1

14'2" x 11'2" (4.33 x 3.41)

Twin windows to front with views, tall radiator.



## Bedroom 2

14'2" x 8'9" (4.33 x 2.68)

Twin windows to front with views, tall radiator.



## Bedroom 3

9'6" x 8'0" (2.90 x 2.45)

Window to rear, radiator.

## Bedroom 4

8'1" x 6'7" (2.47 x 2.01)

Window to rear, radiator.

## Bathroom

Cupboard housing new boiler, bath with shower over, hidden cistern wc, vanity housed basin offering built in cupboards, window to rear, heated towel rail.





## Externally

Rear enclosed garden gated and walled, with summer house. Front walled garden, gated access to front and side. Side garden to front of static laid to grass and patio. Side concrete driveway to access rear land. Land is made up of goats paddock, pigs paddock, two meadows with additional drainage added, fenced and gated to rear. Previously used for horses.



## Outbuildings

STORAGE CONTAINER - electrics, hook up for campervan to side.

CHICKEN PENS - formerly kennels now used for indoor chicken area.

STORAGE SHED

GARAGE - rolling door access.

OUTSIDE BAR - former office



## Static Caravan

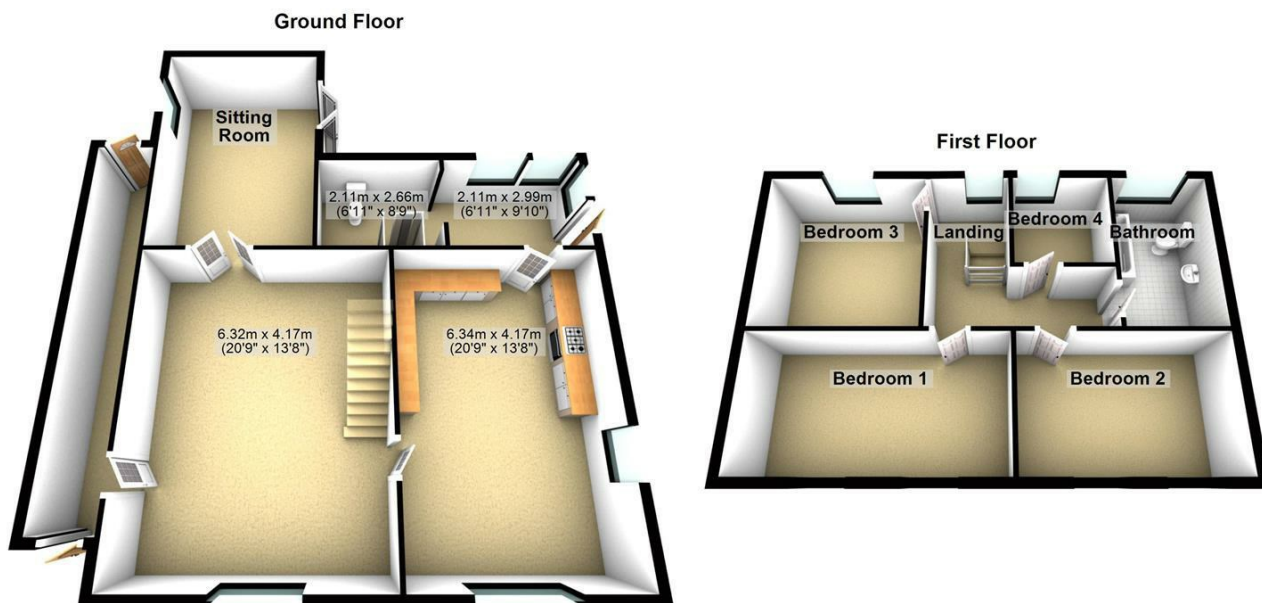
36 x 12 (10.97m x 3.66m)

Decked area, electrics, water, own independant cesspit, approx 10 years old.



## Services

Mains water, mains electric, LPG heating, log burner in property, cesspit for house and cesspit for static.



For Illustration Purposes Only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
		<b>77</b>
	<b>30</b>	

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

**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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