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59 Maesyfelin, Pontyberem, Llanelli, Carmarthenshire, SA15 5ET

Offers Around £162,500 ono

A good sized extended WELL PRESENTED and conveniently set SEMI-DETACHED FREEHOLD MODERN HOUSE (in very good order) on a small cul de sac on the edge of the village and comprising a full length living / dining room, conservatory, kitchen, ground floor wet room, 3 bedrooms & family bathroom. Larger than average (approx 4400 sq ft) garden with views over the valley) an approx 500 SQ FT TIMBER FRAMED WORKSHOP AND OFF ROAD PARKING.

The property benefits from full CENTRAL HEATING AND DOUBLE GLAZING and is located approx 9 miles from both Carmarthen and Llanelli. EPC Rating: C

LOCATION & DIRECTIONS

What3Words Location: ///collides.flukes.revision Conveniently set at OS Grid Ref SN 501 117 on the edge of a small cul de sac in the village of Pontyberem and approx 9 miles from both the county town of Carmarthen and Llanelli. Pontyberem offers a good range of village amenities inc a primary school, a couple of village supermarkets etc while the county town of Carmarthen offers a fantastic range inc a multi screen cinema, regional hospital, 3 large supermarkets, 2 secondary schools, mainline train station etc. From Carmarthen take the A484 south as if heading towards Llanelli. Just on leaving Cwmffrwd, take the junction on the left onto the B4309 and after approx 300 yards take the first left onto the B4306. Continue through Llangyndeyrn and on into Pontyberem. On ascending the hill of Heol-y-Felin, turn left into Maes Y Felin and follow the road around to the end where the property will be seen in the corner - identified by an Evans Bros "For Sale" board.

CONSTRUCTION

The owners inform us the property is built of brick cavity walls with elevations rendered under a 2 pitched roofs, to provide the following accommodation. FRONT ENTRANCE LOBBY with a staircase to the first floor and fitted cupboard to the side.

OPEN PLAN LOUNGE / DINING ROOM

23'9" x 11'7" (7.24 x 3.54)



With a laminate floor and a feature Aarrow multi-fuel cast iron stove incorporating a back boiler for both the central heating and domestic hot water. Good sized dining area with French doors to the rear decking area and a smooth rendered ceiling.

KITCHEN / BREAKFAST ROOM

11'5" x 11'3" (3.49 x 3.44)



We understand this side extension was added in 2014. Fitted with very smart Oak flooring, hand crafted wooden units inc a Belfast sink, hardwood worktops and electric double oven, a 4 ring gas hob. A stable door to the rear and a tongue and groove ceiling.

CONSERVATORY

10'10" x 10'4" (3.32 x 3.17)



Glazed to 3 elevations with a pitched Polycarbonate roof and a door to the side.

UTILITY ROOM

23'10" x 6'3" (7.28 x 1.92)



Previously the original kitchen; with a tiled floor, and fitted with a range of base and eye level units inc a single drainer sink, plumbing for an automatic washing machine and formica worktops.

GROUND FLOOR SHOWER ROOM

6'2" x 4'11" (1.90 x 1.52)



A very smart fully tiled room with a shower and WC.

FIRST FLOOR

LANDING with a loft access.

REAR DOUBLE BEDROOM 1

11'6" x 11'1" (3.52 x 3.4)



Having a picture window to the rear, laminate floor and a louvre fronted airing cupboard.

REAR DOUBLE BEDROOM 2

12'2" x 10'1" (3.73 x 3.08)



Picture window. Fitted wardrobes.

FRONT BEDROOM 3 / HOME OFFICE

8'9" x 7'11" (2.67 x 2.43)



Laminate floor.

BATHROOM

6'2" x 6'2" (1.89 x 1.89)



A fully tiled room with bath, pedestal washbasin and WC.

EXTERNALLY



To the front of the property there is a hardcore drive leading to the side HARDSTANDING, big enough for 2 vehicles. Next to the hard standing, there is an approx 500 sq ft timber framed GARAGE / WORKSHOP with power connected. To the rear of the dwelling and next to the conservatory, there is a good sized DECKING AREA while to the rear, there is an approx 90' x 80' level to gently sloping garden.

SERVICES

Mains electricity, water, drainage and gas. Full double glazing. Full solid fuel central heating. NB: The owners inform us the current central heating system does now work.

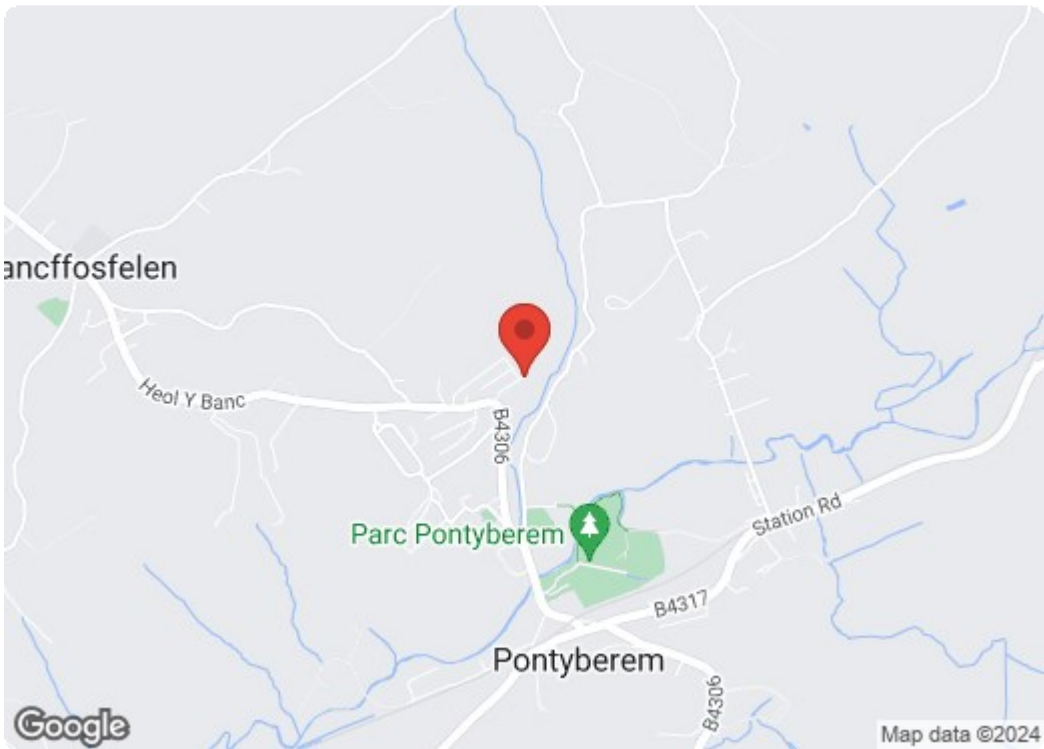
BOUNDARY PLAN



PLEASE NOTE THIS BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band B and that the Council Tax payable for the 2024 / 2025 financial year is £1,593 which equates to £132.75 a month before discounts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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