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8 Coalbrook Road, Pontyberem, Nr Carmarthen, Carmarthenshire, SA15 5HU

Offers Around £159,950 ono

A charming and spacious SEMI DETACHED very conveniently set FREEHOLD traditional single fronted house COMPRISING 2 LIVING ROOMS, A KITCHEN, 3 BEDROOMS (2 DOUBLES) AND A BATHROOM and benefitting from full mains gas central heating, full double glazing and several original features. THE PROPERTY IS DATED AND WILL PROBABLY NEED A NEW KITCHEN, NEW BATHROOM, REWIRING ETC TO BRING IT UP TO MODERN STANDARDS. To the front there is a low maintenance paved forecourt and off road parking for 2 vehicles, while to the rear there are 2 brick built storage sheds and an approx 70' long rectangular lawn, which we understand has access onto the rear service land - i.e. there is potential for additional off road parking / garage if needed. Carmarthen is approx 9.5 miles away, Llanelli approx 8.5 miles to the south. EMPTY PROPERTY - NO ONWARD CHAIN.

LOCATION & DIRECTIONS

What3Words location ///padding.walls.fittingly Very conveniently set in a set back location adjacent to the B4317 Pontyberem to Drefach road. The property is convenient for the village supermarket, primary school etc and is within a 20 minute drive from the county town of Carmarthen. From Carmarthen, take the A484 south, as if heading towards Kidwelly. Drive past Morrison's supermarket and through the village of Cwmffrwd, before forking off left onto the B4309. After approx half a mile, turn left onto the B4306 and continue for approx 7 miles into Pontyberem. At the junction with the B4317, turn left (as if heading towards Drefach) and the property will be seen on the right after approx 200 yards - almost directly opposite the popular CK Foodstore.

CONSTRUCTION

We understand the property is built of cavity brick walls with elevations rendered and painted under a hipped roof to provide the following comfortable accommodation. FRONT ENTRANCE HALL with a solid wooden staircase to the first floor, good sized under-stairs storage area, dado rail and a door off to the living room.

BAY FRONTED LIVING ROOM

12'2" x 11'10" (3.71 x 3.61)



Having a bay window to the front, an open fire in a traditional tiled grate, picture rails to all 4 elevations.

REAR SITTING ROOM

11'9" x 11'2" (3.59 x 3.41)



Open fire in a traditional tiled grate with a built in recess to the side and a picture to the rear, overlooking the garden.

KITCHEN

8'11" x 6'3" (2.73 x 1.91)



Fitted with a range of base units inc a single drainer stainless steel single drainer sink, Formica type work surfaces and a neatly set Worcester boiler for both the central heating and domestic hot water.

UTILITY ROOM

7'2" x 3'11" (2.19 x 1.21)



With partly tiled walls, plumbing for an automatic washing machine and eye level storage cupboards.

FIRST FLOOR

LANDING with a good sized loft access having a pull-down ladder.

FRONT DOUBLE BEDROOM 1

12'1" x 11'9" (3.69 x 3.59)



Having a bay window to the front and a picture rail to all 4 elevations.

REAR DOUBLE BEDROOM 2

11'10" x 11'2" (3.61 x 3.41)



Built in storage cupboard to one side and a picture rail to all 4 elevations.

FRONT BEDROOM 3 / HOME OFFICE

6'5" x 6'1" (1.96 x 1.87)



A perfect size for a child's bedroom or a home office.

BATHROOM

8'3" x 4'7" (2.54 x 1.42)



Fully tiled and fitted with a modern white 3 piece bathroom suite comprising a paneled bath (with an electric shower over) a pedestal washbasin and WC. Built in airing cupboard to one side.

EXTERNALLY

To the front there is a good sized paved forecourt with a tarmac drive / hard-standing big enough for 2 vehicles. To the rear there are 2 BRICK BUILT STORAGE SHED, an OUTSIDE TOILET, a small paved patio area and an approx 70' long rectangular lawn. We understand that additional off road parking or a garage could be created by knocking through onto the rear service lane. Buyers solicitor to check.

SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. Full upvc double glazing.

BOUNDARY PLAN

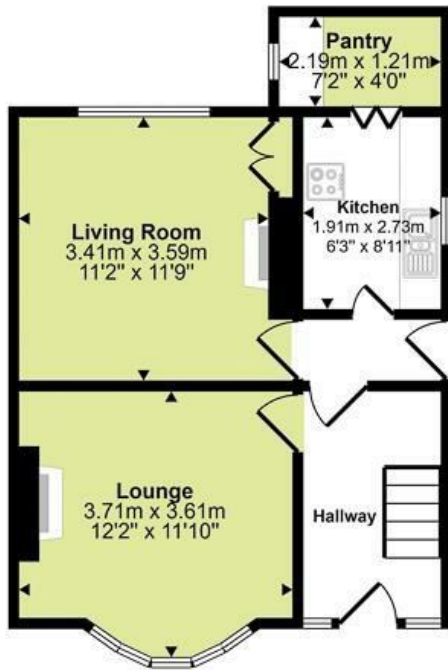


PLEASE NOTE THIS PLANN IS FOR IDENTIFICATION PURPOSES ONLY.

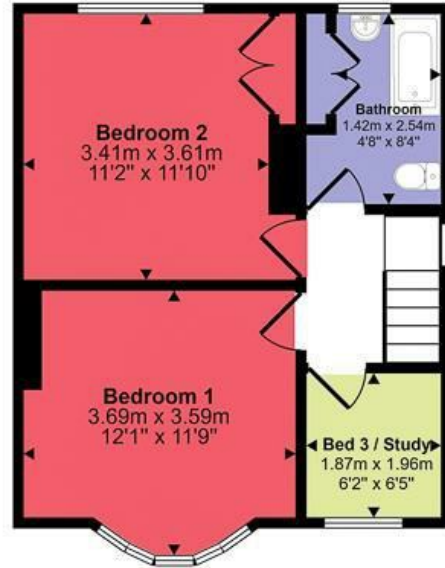
COUNCIL TAX

We understand that the property is in Band C and that the Council Tax payable for the 2025 / 2026 Financial Year is £1,984 which equates to approx £165 per month.

Approx Gross Internal Area
83 sq m / 894 sq ft



Ground Floor
Approx 43 sq m / 465 sq ft



First Floor
Approx 40 sq m / 429 sq ft



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		
Not energy efficient - higher running costs		
	61	77

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



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