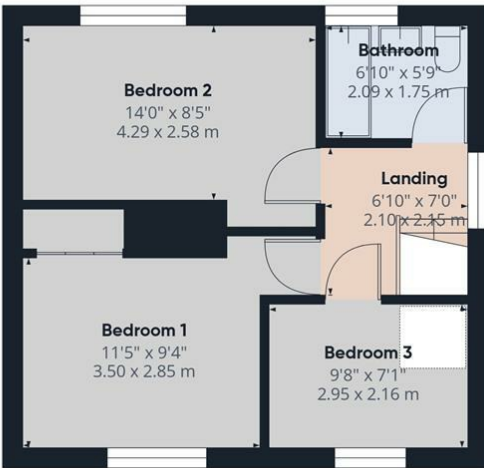




Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
807 ft<sup>2</sup>  
75 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

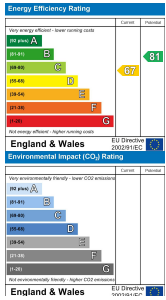


## 42 Ffordd Aneurin, Pontyberem, Llanelli, Carmarthenshire, SA15 5DF

- Traditional, Semi-detached, Ex-local Authority Property
- Spacious Kitchen/Diner
- Ideal F.T.B/Investment Property
- Popular Village Location In A Quiet Estate
- Three Bedrooms
- Front & Rear Gardens
- Chain-free!
- EPC RATING D. COUNCIL TAX BAND B.

£145,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS  
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



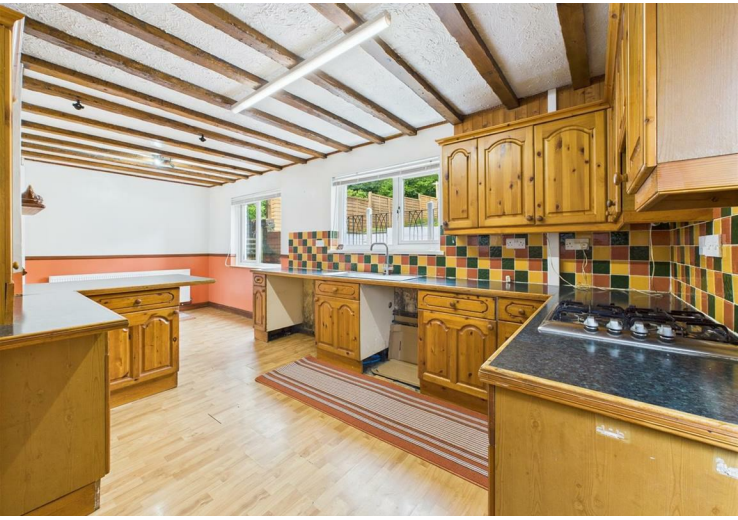
39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

*The Agent that goes the Extra Mile*







Chain-free and ready to view!!! Are you looking for "the one" to get you on the property ladder then look no further! Sitting pretty and proud looking at the valley opposite, number 42 Ffordd Aneurin is located in a small quiet row of three houses just off the main estate with parking to the front and an elevated rear garden. Offering a lovely flow internally and if you're looking to put your on stamp on a property then this may be the property for you! Call us today on 01554 759655 to get your slot booked! EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge, kitchen/diner, landing, bathroom and three bedrooms. Externally to the front a generous lawn with secure pedestrian access to the side leading to the rear garden. To the rear, an enclosed garden which is elevated from the property and mainly consists of lawn, a small patio and three garden outbuildings.

Pontyberem is nestled within the Gwendraeth Valley and benefits from primary schools, shops and amenities and community events. Pontyberem is historically famous for its coal mines and following their closure now remains a peaceful village. The railway lines leading to the coal mines now replaced with a safe and enjoyable cycle path stretching to Llanelli and the millennium coastal path. The village is within short distance to the county town of Carmarthen and has easy access to Crosshands and the M4. The village is serviced by regular bus links and is full of the village charm that you may be desiring.



## ..AGENTS VIEWING NOTES

### HALLWAY

### LOUNGE

### KITCHEN/DINER

### LANDING

### BATHROOM

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3



## DIRECTIONS

From our Llanelli office Head south-west on Murray Street towards Station Rd. Turn right onto Station Rd. Turn left onto Hall Street and at the traffic lights use the left-hand lane to drive along West End. Take the first turning off on your right onto New Road. Follow this road, at the mini-roundabout go straight over and follow this road going through the village of "Five Roads", as you come into the village of "Cynheidre" turn right at the crossroads and follow the road along bringing you out onto "Myrtle Hill" . Turn right and follow into the village of "Pontyberem", taking the first turning on your left onto "Heol Y Parc". Keep on this road going up a hill and the bearing a left-hand bend onto "Heol Y Felin". Take the second turning off on your left signposted "Ffordd Aneurin". Follow the road down and you get to a big roundabout area, keep right and the property will be situated on a dead-end-row on your right, number 42. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.