







We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property. TAX: Band 'B'

Be sure to follow us on Twitter: @ WWProps

Take on AKE/SC/0625/OK

FACEBOOK & TWITTER

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



01269 596659 www.westwalesproperties.co.uk





- Traditional, Semi-detached, Ex-local **Authority Property**
- Spacious Kitchen/Diner
- Ideal F.T.B/Investment Property
- Popular Village Location In A Quiet Estate EPC RATING D. COUNCIL TAX BAND B.

£145,000

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

naea | propertymark

39 Quay Street, Ammanford, Dyfed, SA18 3BS EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659





• Three Bedrooms

• Front & Rear Gardens • Chain-free!





f

30 Years



















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



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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 miniroundabout 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 in our TV channel to view our location videos about the area.