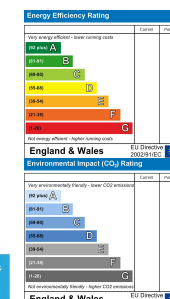


**Dolanog, 101 Heol Y Meinciau, Pontyates, Llanelli, SA15 5SE**

- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDEN
- CLOSE TO AMENITIES
- HEATING - GAS
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- DETACHED GARAGE
- NO CHAIN
- EPC RATING - TBC

**Chain Free £240,000**

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



GENERAL INFORMATION  
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band C  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProPs  
<https://www.facebook.com/westwalesproperties/>  
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.  
IRK/REM/04/24OK REM

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.

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**The Agent that goes the Extra Mile**





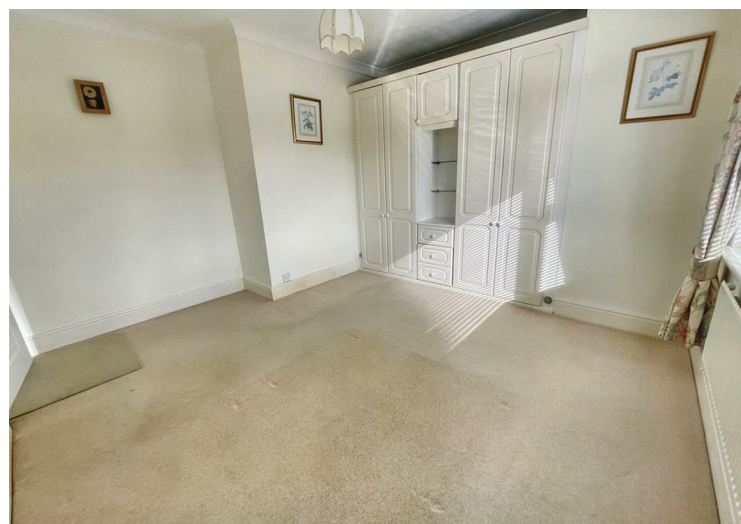
A fantastic opportunity to purchase this detached two bedroom property in the popular area of Pontyates. This property benefits from driveway parking, garage, and a rear garden along with beautiful countryside views. It offers versatile, flexible living and can be set up to suit the needs of its new owners, either as the perfect retirement bungalow or as a wonderful family home.



The property briefly comprises; entrance hall, living room, kitchen / dining room, conservatory with door leading out to the rear garden, utility room, WC, two double bedrooms, family bathroom with separate shower and bath. The property also benefits from a loft room, which can be used as storage, or a quiet reading nook.

Externally the property offers a front lawned area and off road parking for multiple vehicles to the front and side. The rear garden comprises; lawned area and patio area, which would be a perfect place for alfresco dining, giving the children a spot to play or for the dog to stretch their legs. The property also benefits from a detached garage.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering for ages 4-11, shops, eateries and a local community centre. This former mining village is just 9 miles from the County town of Carmarthen and 7.1 miles from Llanelli, allowing you a vast range of shopping and facilities within a short car or bus drive.



### DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309, Continue onto B4309, The property is the second on your right after the turning for Heol Glyndwr. What3Words Reference; ///register.animates.daylight.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.