

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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

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.

ADD/REM/05/24 OK

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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

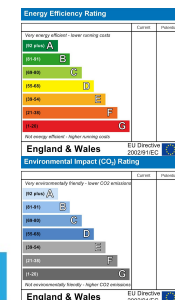
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655



**144 Heol Llanelli, Pontyates, Llanelli, Carmarthenshire, SA15 5UH**

- DETACHED BUNGALOW
- OFF ROAD PARKING
- WORKSHOP
- NO CHAIN
- HEATING - GAS
- FOUR BEDROOMS
- REAR GARDEN
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- EPC RATING - TBC



**Offers In The Region Of £375,000**

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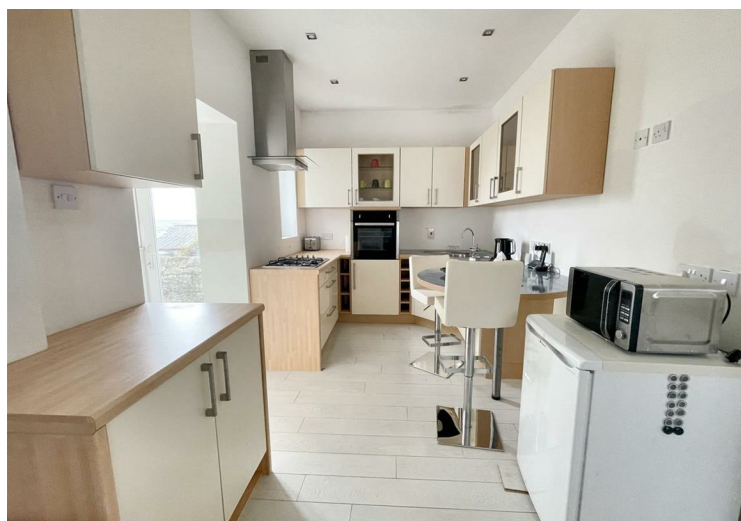


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**The Agent that goes the Extra Mile**





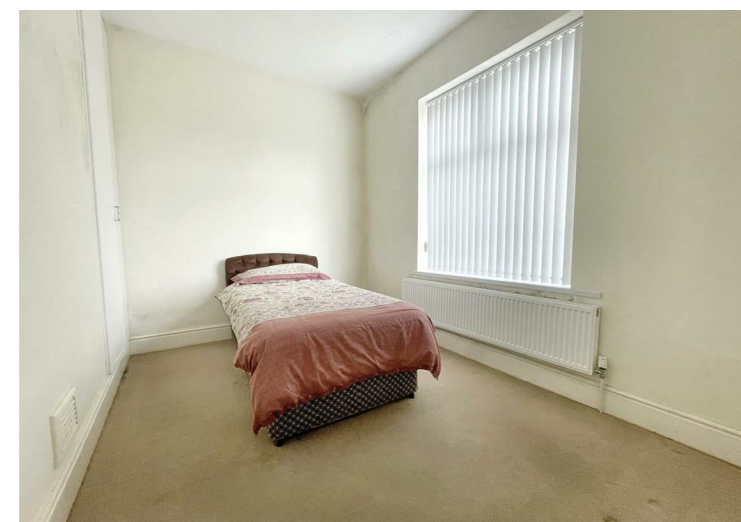
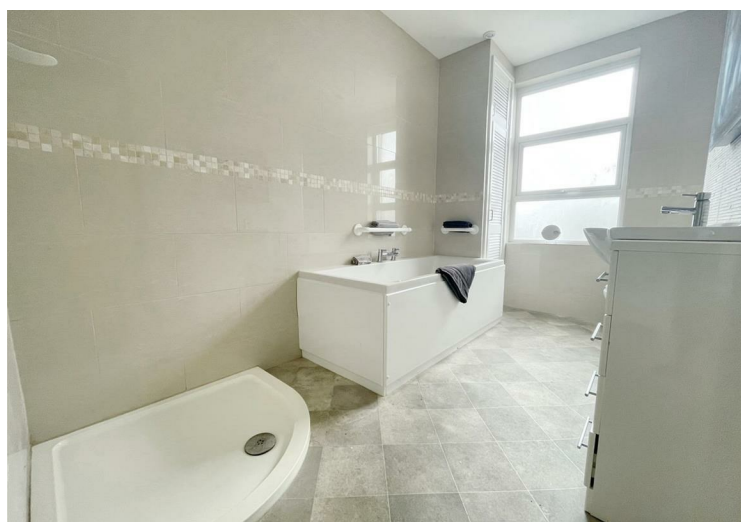
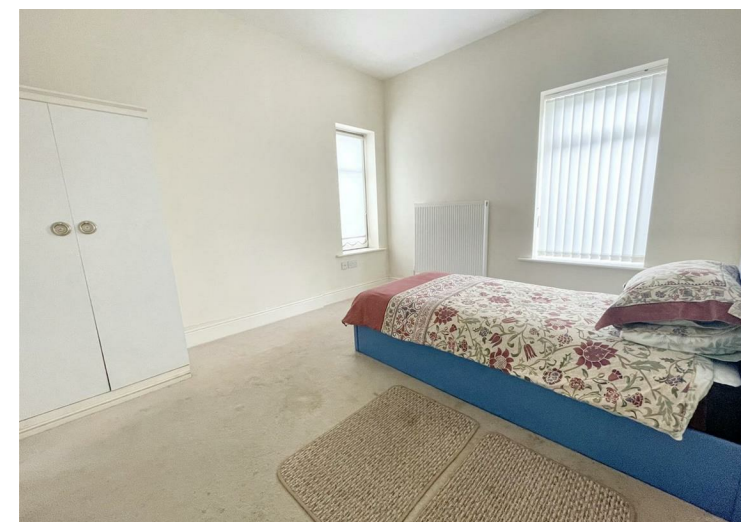
Welcome to this detached bungalow located in the popular village of Pontyates, Llanelli. This delightful property boasts four bedrooms, perfect for a growing family or those in need of extra space. With two bathrooms, there will be no more morning queues for the shower!

The property features a lovely reception room, ideal for entertaining guests or simply relaxing with your loved ones. The rear garden offers a tranquil retreat where you can enjoy the fresh air and perhaps indulge in some gardening.

Parking will never be an issue with space for up to three vehicles, ensuring convenience for you and your visitors. The detached nature of the bungalow provides privacy and a sense of exclusivity.

Don't miss out on the opportunity to make this charming bungalow your new home. Book a viewing today and start envisioning the wonderful memories you could create in this lovely property.

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, 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, Property will be on the right. What3Words Reference; ///curries.drift.workflow

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