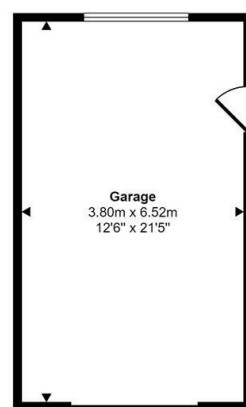
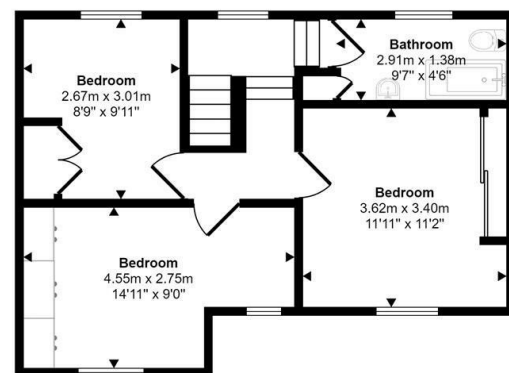
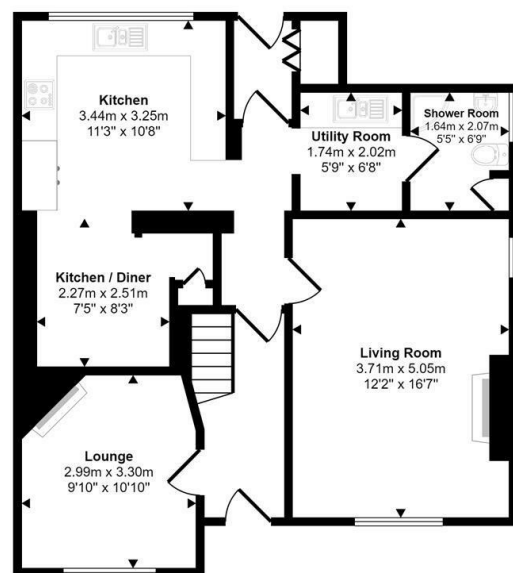


Approx Gross Internal Area
138 sq m / 1486 sq ft



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 D

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/08/24 OK 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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

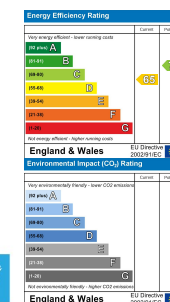
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



Foel Deg, 18 Heol Nazareth, Pontyates, Llanelli, SA15 5TB

- DETACHED THREE BEDROOM HOUSE
- PANORAMIC COUNTRYSIDE VIEWS
- SUMMER HOUSE WITH ELECTRIC
- BBQ AREA AND SUN DECK
- HEATING - GAS
- SHOWER ROOM AND BATHROOM
- DETACHED GARAGE/WORKSOP AND SHED
- GREEN HOUSE AND VEGATABLE GARDEN
- EDGE OF VILLAGE
- EPC RATING - D



Offers In Excess Of £300,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





Nestled on the edge of the rural village of Pontyates, this detached house offers a perfect blend of period features and modern additions. Boasting three bedrooms and two bathrooms, this property is ideal for a family looking for a place to call home.

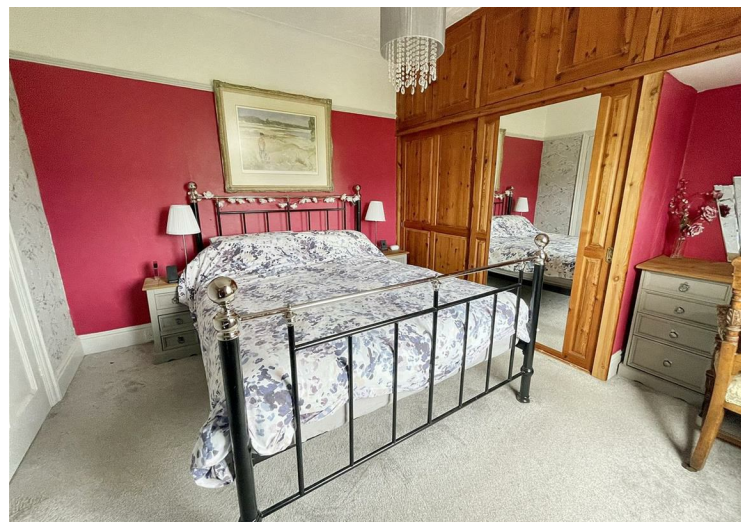
As you step inside, you are greeted by two reception rooms that provide ample space for entertaining or relaxing. The two reception rooms at the front of the house offer a cosy atmosphere, while the open plan kitchen/diner to the rear of the property creates a serene and peaceful ambience.

The property features a detached garage/workshop at the rear, perfect for those who enjoy DIY projects or need extra storage space. With parking available for up to four vehicles, you'll never have to worry about finding a spot for your car.

One of the highlights of this property is the sunny summer house, BBQ area, and greenhouse with a vegetable garden. Imagine spending warm summer days lounging in the sun, hosting BBQs for friends and family, and growing your own fresh produce just steps away from your kitchen.

This location allows you to enjoy the tranquillity of rural living while still being within easy reach of local amenities. Whether you're looking to relax in the peaceful countryside or entertain guests with stunning views, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home and enjoy the idyllic lifestyle it has to offer.



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, Turn right onto Heol Nazareth. The property will be on your right with our For Sale Board outside.
 What3Words Reference; ///shocked.leaky.finest
 See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.