

**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 F

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

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

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TELEPHONE: 01267 236655

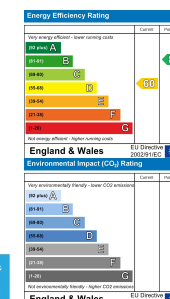


**41 Heol Y Felin, Pontyberem, Llanelli, SA15 5DB**

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- GARAGE
- CATALINA 1400 SWIM SPA
- GAS CENTRAL HEATING
- FIVE BEDROOMS
- 0.43 ACRE APPROXIMATELY
- RAISED DECKING AREA
- VILLAGE LOACTION
- EPC RATING D

**£350,000**

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

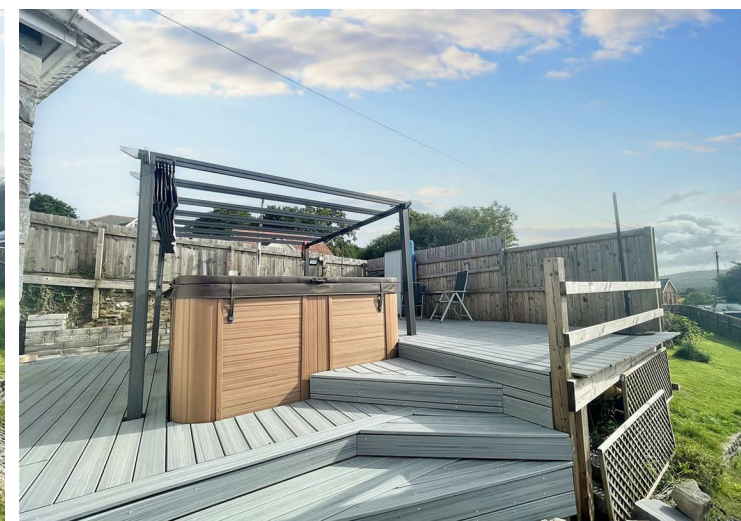
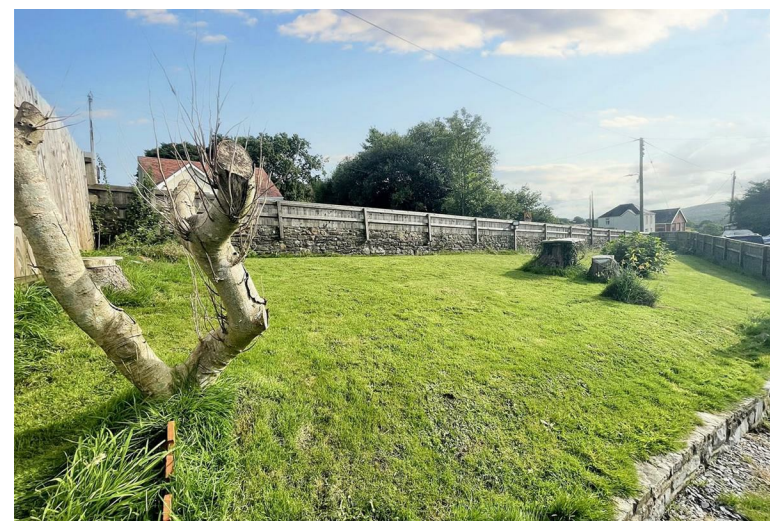


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**The Agent that goes the Extra Mile**





Nestled in the charming village of Pontyberem, Llanelli, this detached house on Heol Y Felin is a true gem waiting to be discovered. Boasting an impressive five bedrooms, three bathrooms, and not one, but three reception rooms, this property offers ample space for a growing family or those who love to entertain.

Situated on approximately 0.43 acres of land, this home provides both indoor and outdoor living at its finest. Imagine enjoying your morning coffee on the raised decking area, overlooking the picturesque surroundings, or unwinding in the 14 foot swim spa after a long day - pure bliss!

The property's village location offers a peaceful retreat from the hustle and bustle of city life, providing a tranquil environment to call home. With a utility room for added convenience, this house combines practicality with luxury seamlessly.

If you're looking for a traditional family home with plenty of room to grow, this six bedroom property is sure to tick all the boxes. Don't miss out on the opportunity to make this house your dream home in the heart of Pontyberem.



### 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, Turn left onto B4306, Continue onto B4306, The property will be on the right. What3Words Reference; ///impeached.will.flats

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