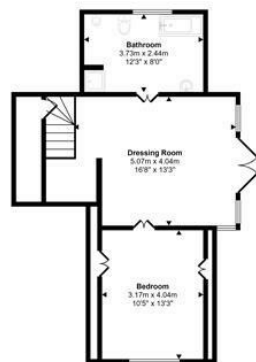
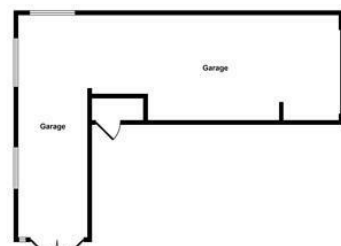


Ground Floor  
Approx 179 sq m / 1922 sq ft



First Floor  
Approx 62 sq m / 667 sq ft



Garage  
Approx 41 sq m / 441 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 misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Master Shippy 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 E

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.

CFP/REM/09/24 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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

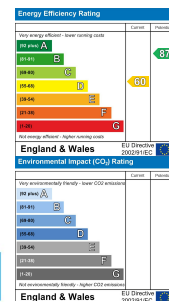


## Felin Ganol Pontantwn, Kidwelly, Carmarthenshire, SA17 5HU

- DETACHED DORMER BUNGALOW
- THREE RECEPTION ROOMS
- VILLAGE LOCATION
- 8 MILES TO CARMARTHEN
- OIL HEATING
- THREE BEDROOMS
- DETACHED GARAGE
- COUNTRYSIDE VIEWS
- REAR GARDEN
- EPC RATING: D

**Offers In Excess Of £400,000**

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



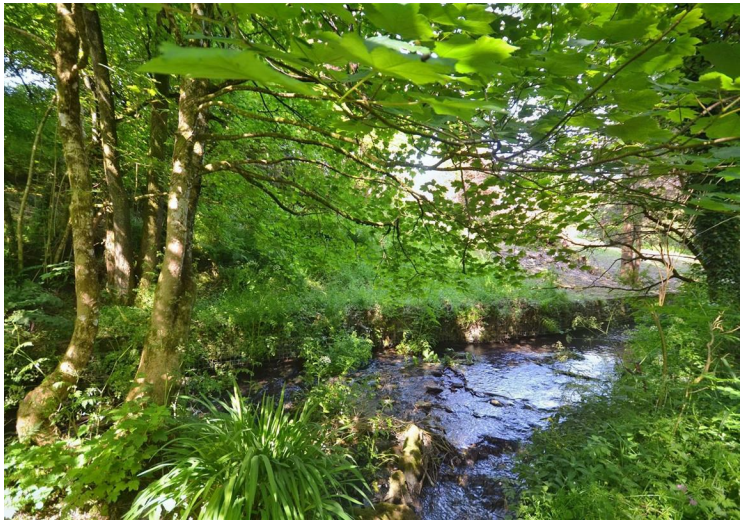
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**The Agent that goes the Extra Mile**







A fantastic opportunity to purchase this three bedroom detached dormer bungalow in the quaint village of Pontantwn which is 6 miles approximately from Carmarthen town. Viewing is highly recommended to fully appreciate all this beautiful bungalow has to offer inside and out as well as its fantastic location.

The property briefly comprises; utility room, kitchen, living room and sunroom all with picturesque countryside views. Further down this corridor is a single bedroom with en suite. There are stairs leading you to the reception room and double bedroom. Upstairs offers dressing room, bathroom and double bedroom all benefiting from countryside views.

Externally the property benefits from off road parking for multiple vehicles and a detached garage to the side. To the front of the property is a patio area which would make a perfect spot or al fresco dining or to sit with your morning coffee and appreciate the glorious countryside views. This property sits on a plot of approximately 0.99 acres with a mixture of lawned areas, shrubs and planters along with the benefit of woodland and river.

A lovely rural village setting of Pontantwn is 6 miles from Carmarthen Town. The two villages of Llangydeyrn and Llandyfaelog are close by, both with public houses and nice restaurants. Pontyates is 2.5 miles approx. With garage/ shop, surgery and chemist. 6 miles from Carmarthen Town with shops schools and M4 dual carriageway connection. Llanelli is 14 miles with out of town shopping centre. Carway 7 miles with Golf course & Ffoslas Horse Racing Course. Pembrey Country Park 8 miles with large beach, ski slope and motor sport track. Links to the Wales Coastal path are also at this location.



### DIRECTIONS

From our Office in Dark Gate 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 on this road for 3.6 miles. Turn left. Continue on this road for half a mile. The property will then be on the left just after the bridge. What3Words Reference: reminds.imprinted.weary

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