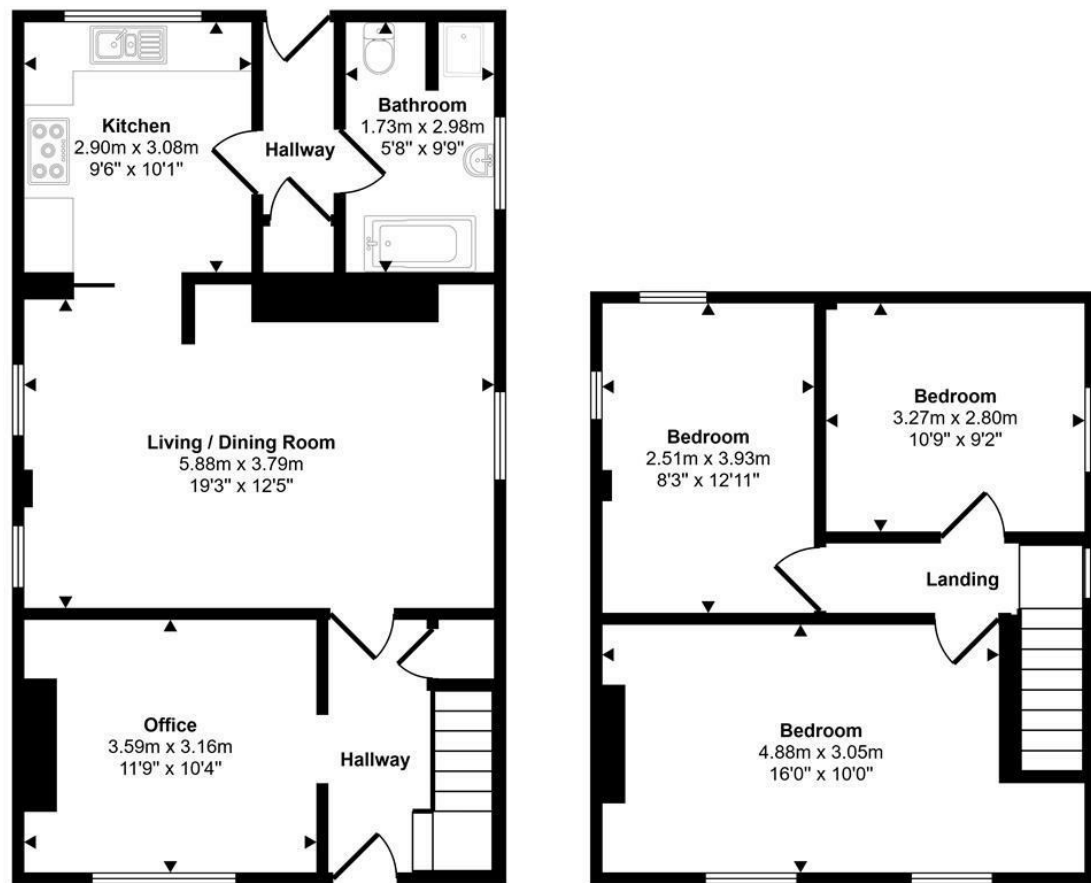


Approx Gross Internal Area
102 sq m / 1101 sq ft



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

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/CFP/02/25 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

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

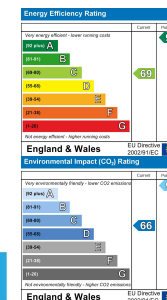


58 Heol Y Felin, Pontyberem, Llanelli, Carmarthenshire, SA15 5EU

- NO CHAIN
- THREE DOUBLE BEDROOMS
- 0.25 ACRE PLOT APPROX
- LAPSED PLANNING FOR A DWELLING
- HEATING - GAS
- DETACHED HOUSE
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC - D

£250,000

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The Agent that goes the Extra Mile





Charming Three-Bedroom Home on a Generous 0.25-Acre Plot

Nestled within a generous 0.25-acre plot, this beautifully presented three-bedroom detached home offers a perfect blend of space, comfort, and versatility. Previously benefiting from lapsed planning permission for a detached dwelling, the current owners have instead chosen to enjoy the expansive outdoor area as an exceptional private garden—a true haven for relaxation and outdoor entertaining.

Inside, the property boasts three well-proportioned double bedrooms, ensuring ample space for a growing family or those who desire extra room for guests or home offices. The ground floor comprises a welcoming open-plan living and dining area, filled with natural light and offering a fantastic space for both everyday living and social gatherings. A separate office provides a quiet retreat for work or study, while the modern kitchen is well-equipped with everything needed for family life. Completing the ground floor is a contemporary bathroom, conveniently located for easy access.

Outside, the property offers driveway parking, providing ample space for multiple vehicles. The extensive garden is a standout feature, offering endless possibilities for those who love outdoor living—whether it's gardening, playing, or simply unwinding in a peaceful setting.

This wonderful home presents a rare opportunity to enjoy an abundance of space both inside and out, with the added potential to explore future development if desired. Viewing is highly recommended to truly appreciate all it has to offer.



DIRECTIONS

Take the A484 out of Carmarthen towards Cwmffrwd, take the left-hand turn at the fork onto B4309 shortly after turning off take the left-hand turn for B4306 signposted Bancffosfele and Pontyberem. Continue on this road until you reach the village of Pontyberem, continue until you reach Heol Y Felin and the property can be found on the left-hand side of the road, just after the turning for Maesyfelin.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.