

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 C
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/12/24 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

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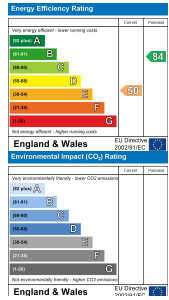


70 Heol Y Meinciau, Pontyates, Llanelli, Carmarthenshire, SA15 5RT

- SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- VILLAGE LOCATION
- HEATING - GAS
- FOUR BEDROOMS
- APRROX 200FT REAR GARDEN
- COUNTRYSIDE VIEWS TO THE REAR
- FIRST TIME ON OPEN MARKET
- EPC - E

£185,000

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The Agent that goes the Extra Mile



An exceptional opportunity has arisen to purchase this charming four-bedroom semi-detached home, situated in the highly sought-after village of Pontyates. Boasting an approximately 200 ft rear garden, this property provides ample space for outdoor enjoyment and the potential to create a truly stunning family home. This is the first time the property has been on the open market as it has always been in the same family.

While in need of some modernisation, this property offers the perfect canvas for new owners to put their personal touch on it and craft a home tailored to their preferences. The accommodation briefly comprises an entrance hall, a welcoming lounge, a separate living room, and a dining room leading to the kitchen extension. Upstairs, the property offers four bedrooms, including two doubles, and a family bathroom. The home benefits from picturesque views of the garden and surrounding countryside, providing a peaceful and inviting atmosphere.

Externally, the property features off-road parking for multiple vehicles and an approximately 200 ft rear garden, ideal for outdoor activities, entertaining, or gardening. This expansive space offers endless possibilities for families and those who enjoy spending time outdoors.

This home represents a rare opportunity to create a comfortable and characterful living space in the heart of Pontyates. With its combination of location, potential, and generous outdoor space, this property is perfect for those looking to craft a lifestyle that blends rural charm with modern living.

Don't miss your chance to transform this property into your dream home!



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, The property will be on the left. What thee words ref - ///crucially.barefoot.surprised

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