

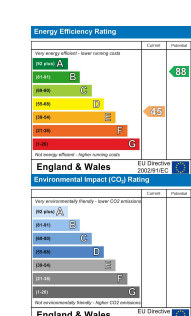


16 Heol Capel Ifan, Pontyberem, Llanelli, Carmarthenshire, SA15 5HF

- Traditional Detached Property
- Two Reception Rooms
- 1.2 Acre Plot
- Breakfast Room
- EPC RATING E. COUNCIL TAX BAND E.
- Five Bedrooms
- Gas Central Heating
- Village Location
- Country Walks Nearby

£400,000

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



GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Main water, electric, sewerage and gas connected. 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.
AF/JHL/0922/okay

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.

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*****NEW 360 VIRTUAL TOUR READY TO VIEW***** Five-bedroomed, FREEHOLD Welsh Stone-built detached property based on the edge of a busy Welsh village - originally a slant mining village. It was built during the Georgian period, approx. 1830, it was the home of the mines' General Manager. The property has been through several renovations and was extended in the 1970s. EPC Rating E

The accommodation briefly consists of the front porch, hallway, dining room, lounge, breakfast room, kitchen, rear porch, shower room, and garden room. First floor: landing, five bedrooms (the fifth bedroom provides access to boarded loft with Velux window and power and light connected), family bathroom. The property sits on a 1.02-acre plot in four distinct sections and is surrounded by mature broad-leaved trees, specimen bushes, shrubs and plants. A tarmacadam driveway leads up to the property with ample space for off-road parking. Outbuildings include a double greenhouse, a facing Summerhouse, two stone/brick-built storage units, two polytunnels, a corrugated shed and several timber-built sheds.

The village of Pontyberem boasts a Cwtch cafe & local shop, NISA Supermarket with cash machine, Post Office, Memorial Village Hall, Primary School, Children's Playground, Playing field which regularly hosts cricket and rugby clubs and matches along with fireworks displays and funfairs, St. John's Anglican Church, Florist, Chippy, Chinese takeaway, Indian takeaway, Doctors Surgery, two hairdressers, Carpet fitter, Car mechanic, several other local businesses and local pathways ideal for dog walking.

..AGENTS VIEWING NOTES

*****KEY INFORMATION***** We are waiting on building regulations to be signed off on roof, chasing Bat Statement document form Natural Resources Wales. Restrictive covenant and easement in place from National Coal Board, any planned development needs to be referred to the Coal Board before commencement of work and the Coal Board has a right to access the property to carry out inspections of any said-work. No access to Ultrafast broadband. No coverage with the EE network.

ENTRANCE PORCH

7'6" x 4'1" (2.29 x 1.26)

HALLWAY

LOUNGE

l-shaped 22'8" x 11'1" (l-shaped 6.92 x 3.39)

DINING ROOM

15'11" x 10'8" (4.87 x 3.27)

BREAKFAST ROOM

12'0" x 10'4" (3.66 x 3.15)

KITCHEN/DINER

13'3" x 7'9" (4.04 x 2.37)

REAR PORCH

7'2" x 3'6" (2.19 x 1.08)

SHOWER ROOM

WC

GARDEN ROOM

17'1" x 6'9" (5.23 x 2.06)

LANDING

BEDROOM

16'7" x 11'10" (5.07 x 3.62)

BEDROOM

11'10" x 11'4" (3.63 x 3.46)

BEDROOM

10'8" x 11'6" (3.27 x 3.51)

BEDROOM

10'4" x 11'10" (3.16 x 3.62)

BEDROOM

10'9" x 10'6" (3.29 x 3.22)

FAMILY BATHROOM



DIRECTIONS

From our Llanelli Murray Street office, proceed to the traffic lights, take a right passing the town hall on your left, keep in the right-hand lane at the lights taking you up the hill on Gelli-On, signposted Llandeilo, passing the Thomas Arms on your left-hand side stay on this road for approx 4 miles leaving Llanelli signposted Llannon. On leaving the village of Llannon, take the first fork in the road left signposted Pontyberem; stay on this road for approximately 3 miles heading down the hill into Pontyberem. At the main t-junction at the bottom of the mountain in the centre of the village, take the left turn onto Heol Capel Ifan, and the property entrance driveway can be seen on the right-hand side; please drive up the sweeping driveway to the front door.

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