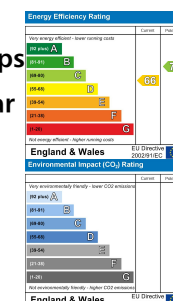




Highview, 12 Tir Dafydd, Pontyates, Llanelli, Carmarthenshire, SA15 5TP

- Detached Elevated Bungalow
- Three Double Bedrooms
- Lounge & Sun-room
- Extensive Panoramic Views
- 15 Minutes From Pembrey Country Park & Beach
- Spacious Plot Measuring 0.304 of an Acre
- Beautiful Fitted Kitchen with Granite Worktops
- Driveway, Garage & Ample Parking to the Rear
- Charming Village Location
- EPC RATING D



£375,000

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



We would respectfully ask you to call our office before you view this property internally or externally.

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

Take on AKF/SC/0124/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.

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

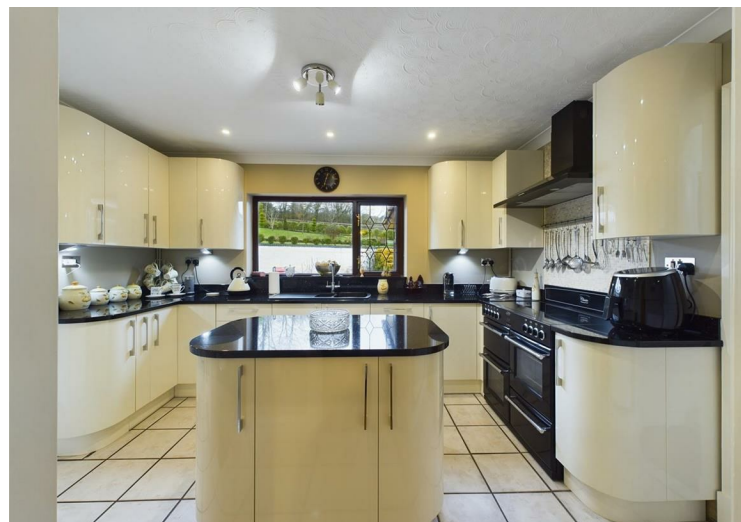


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The Agent that goes the Extra Mile





Sitting elevated, proud and pretty in the charming village of Pontyates we are pleased to market "Highview in Tir Dafydd". Located in a quiet-cul-de-sac with an impressive panoramic view of the neighbouring villages to the front and open countryside fields to the rear, this detached bungalow is positioned so perfectly on a plot that measures 0.304 of an acre and offers plenty of space internally as well as externally. Boasting three double bedrooms, spacious lounge and sun-room internally, and externally driveway allowing ample parking and beautiful landscaped gardens to the front and rear. Viewing is highly recommended to appreciate the size, location and presentation. EPC RATING D.

Accommodation comprises : Porch, hallway, storage cupboard, airing cupboard, lounge, dining room into sun-room, fully-fitted high-gloss kitchen with granite worktops and island, utility room, family bathroom and three double bedrooms. Externally a spacious plot with landscaped garden, double garage with electric roller-shutter doors, toilet and separate work shop with and a driveway offering ample parking to the front which then leads up to the rear of the garden. The rear garden is set over three tiers with a mixture of a beautifully laid patio, feature pond and then three separate grassed areas along with additional parking and an outbuilding.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has bilingual primary school catering for ages 4-11, doctors surgery, village pub & restaurants and a local community centre. This former mining village is just 9 miles from the County town of Carmarthen and 7.1 miles from Llanelli, allowing you a vast range of shopping and facilities within a short car or bus drive.



PORCH

HALLWAY

LOUNGE

18'4" x 14'5" (5.61 x 4.40)

DINING ROOM

10'8" x 9'10" (3.26 x 3.00)

SUN ROOM

15'1" x 11'1" (4.62 x 3.38)

KITCHEN

13'0" (max) x 9'10" (max) (3.98 (max) x 3.02 (max))

UTILITY ROOM

7'5" (max) x 5'9" (max) (2.27 (max) x 1.77 (max))

STORAGE CUPBOARD

AIRING CUPBOARD

BEDROOM 1

14'11" x 10'5" (4.56 x 3.19)

BEDROOM 2

12'11" x 10'4" (3.96 x 3.17)

BEDROOM 3

13'9" 10'11" (4.20 x 3.35)

FAMILY BATHROOM

9'9" x 6'5" (2.99 x 1.98)

..AGENTS VIEWING NOTES



DIRECTIONS

At our office turn left and head for Station Road traffic lights, at the traffic lights turn right moving into the left-hand lane as you follow the road around. At the second set of traffic lights go straight ahead going through West End taking the first turning on your right signposted "New Road". Follow the road and at the mini-roundabout go straight across and follow the road passing "Stradey Park Hotel" on your right. Continue following the road going through "Five Roads and "Cynheidre" (B4309). Continue following into the village of "Pontyates" going down the hill and through the main village area then continue following up the hill. Follow the road going past the primary school on your right and continue going up the hill taking a turning on your left signposted "Tir Dafydd". Take the next right and follow the road up, the property is situated on your right, Highview number 17

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