

Floor 1

- Dining Room: 16'0" x 11'0" (4.89 x 3.37 m)
- Lounge: 11'0" x 10'5" (3.37 x 3.19 m)
- Kitchen/Diner: 10'3" x 11'1" (3.12 x 3.39 m)
- Hallway: 4'10" x 2'7" (1.49 x 0.81 m)
- WC: 5'5" x 2'6" (1.66 x 0.78 m)
- Wet-room: 3'7" x 4'3" (1.11 x 1.30 m)
- Entry: 4'10" x 4'1" (1.48 x 1.26 m)

Floor 2

- Bedroom 1: 14'4" x 11'1" (4.37 x 3.40 m)
- Bedroom 2: 12'2" x 11'1" (3.72 x 3.39 m)
- Bedroom 3: 11'3" x 10'4" (3.43 x 3.16 m)
- Landing: 8'9" x 7'8" (2.69 x 2.34 m)
- WC: 5'10" x 2'3" (1.79 x 0.70 m)
- Bathroom: 5'8" x 5'3" (1.75 x 1.61 m)

Approximate total area[®]
1084.3 ft²
100.73 m²

(1) Excluding balconies and terraces

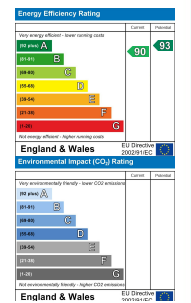
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



7 Ger Y Coed, Pontyates, Carmarthenshire, SA15 5UN

- Semi-detached Traditional Property
- Spacious Lounge/Diner
- Driveway & Garage
- Privately Owned Solar Panels
- EPC RATING B. COUNCIL TAX BAND C.
- Three Double Bedrooms
- Downstairs Shower-room & Upstairs Bathroom
- Open Countryside Views From The Rear
- Village Location



Offers In Excess Of £185,000

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: Mains water, gas, electric and sewerage. 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

Take on AKF/SC/0324/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



This lovely brick house, built by the coal board, has space, light and views to die for. Set in a cul-de-sac at the top of the village (Llanelli side), its the perfect place to enjoy the peace and quiet of Carmarthenshire, and the stunning views of the Gwendraeth valley. Overlooking forests and open fields its surrounded by nature, yet close to village amenities and transport.

Accommodation: Downstairs: Porch, tiled wet-room shower, hallway, kitchen/larder, WC, cloakroom, spacious lounge/diner, under-stairs storage. Energy - GCH, EPC rating B!

Upstairs: three large double bedrooms, separate W.C, bathroom, More storage cupboards.

Outside: enclosed frontage Grass and wildflower garden with mature shrubbery, driveway and a single garage at the front. Large back garden, with lean-to greenhouse and growspaces. Laid to lawn, with fruit trees, mature shrubs, and stunning open fields and forest views.

Pontyates is a former mining village in the Gwendraeth valley, halfway between Carmarthen (9 miles) & Llanelli (7.5), with a bilingual primary school for ages 4-11, GP surgery, Church, Pub, Library, Garage, Community cafe, Shops and some top class eateries. The Welfare hall run classes and local markets & the rugby club provide food, sport and entertainment. Just a short drive to the coast to 'St Elli's Bay', 'Kidwelly Castle', 'Pembrey Country Park' or 'Parc y Scarlets', or enjoy the races at 'Ffos Las', or a few rounds of golf at two local golf courses.



..AGENTS VIEWING NOTES

***KEY INFORMATION *** The driveway is on a slope. Cavity wall insulation (certificate on media). Privately owned solar panels. There is an open fire in Bedroom 1. All mobile networks are available. Broadband availability is basic (16 Mbps), Superfast (66Mbps), and no Ultrafast. The property is in a coal mining area; a mining report is recommended.

PORCH

SHOWER ROOM
4'3" x 3'7" (1.30 x 1.11)

HALLWAY

KITCHEN/DINER
11'1" x 10'2" (3.39 x 3.12)

INNER HALLWAY

CLOAKROOM
5'5" x 2'11" (1.66 x 0.89)

LOUNGE
11'0" x 10'5" (3.37 x 3.19)

DINING AREA
16'0" x 11'0" (4.89 x 3.37)

LANDING

BATHROOM
5'8" x 5'3" (1.75 x 1.61)

W.C.
5'10" x 2'3" (1.79 x 0.70)

STORAGE CUPBOARD

AIRING CUPBOARD

BEDROOM 1
14'4" (max) x 11'1" (max) (4.37 (max) x 3.40 (max))

BEDROOM 2
12'2" x 11'1" (3.72 x 3.39)

BEDROOM 3
11'3" x 10'4" (3.43 x 3.16)



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) and then you will come into the village of "Pontyates". Take the first turning on your right signposted "Ger Y Coed". The property is situated on your left, number 7.

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