

Floor 1

- Sun-room: 11'0" x 9'8" (3.51 x 2.97 m)
- Utility Room: 8'7" x 7'1" (2.63 x 2.18 m)
- Kitchen/Breakfast: 18'0" x 10'11" (5.49 x 3.33 m)
- Dining Room: 11'2" x 10'10" (3.41 x 3.30 m)
- Lounge: 15'3" x 16'8" (4.67 x 5.10 m)
- Bedroom 1: 12'3" x 12'3" (4.67 x 3.74 m)
- Hallway: 7'4" x 13'6" (2.25 x 4.14 m)
- En-suite Shower Room: 8'6" x 4'0" (2.61 x 1.23 m)
- Cloakroom: 5'11" x 3'5" (1.81 x 1.00 m)

Floor 2

- Bathroom: 11'1" x 8'0" (3.65 x 2.44 m)
- Landing: 9'9" x 2'11" (2.99 x 0.84 m)
- Bedroom 2: 12'4" x 10'7" (4.68 x 3.24 m)
- Bedroom 4: 10'11" x 8'5" (4.87 x 2.66 m)

Approximate total area^m
1835.43 ft²
170.52 m²

Reduced headroom
96.85 ft²
9 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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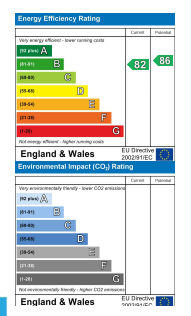


Swn Y Dail Heol Bancyroffis, Pontyates, Llanelli, Carmarthenshire, SA15 5SA

- Traditional Detached Dormer Bungalow
- Two Reception Rooms
- Immaculately Presented Throughout
- Enclosed Tiered Rear Garden With Views
- Viewing Highly Recommended!
- Four Bedrooms
- Cloakroom, En-suite Shower Room & Bathroom
- Ample Off-road Parking
- Popular Village Location
- EPC RATING B. COUNCIL TAX BAND E.

£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.

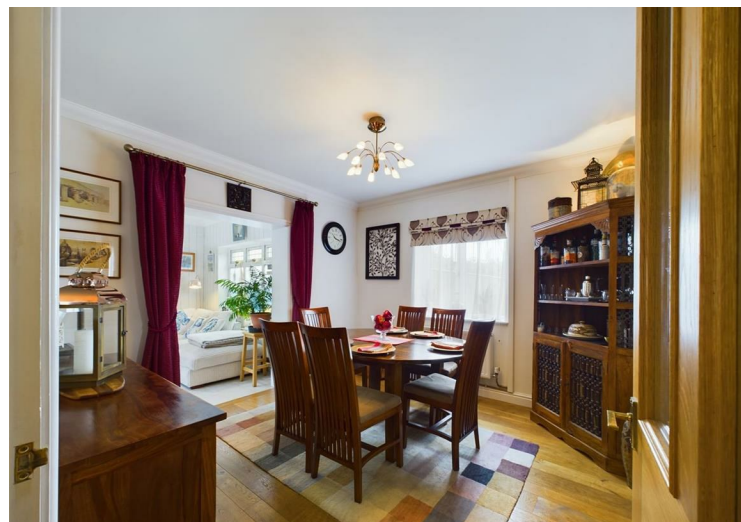
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, electric, and sewerage. Oil central heating. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0424/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.

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Sitting proud and pretty in a quiet cul-de-sac off the main road in the village of Pontyates, we here at West Wales Properties are pleased to present "Swn Y Dail" to the market—this FOUR bedroom. The detached dormer bungalow is spacious, so don't be deceived immediately. Immaculately presented throughout with beautiful solid oak Welsh flooring, the warming glows from the dual-fuel stove are just a few little comforts this home has to offer you, the lucky buyer. Another bonus is the idyllic panoramic view of the valley and open fields that can be enjoyed from the tiered garden, a space for peace and relaxation. Viewing is highly recommended to appreciate the size, presentation and location. EPC RATING B.

Accommodation comprises a Hallway, lounge with dual-fuel stove burner, beautifully fitted kitchen/breakfast room, dining room, sunroom, utility room, cloakroom downstairs, spacious bedroom with en-suite shower room and walk-in wardrobe, landing, bathroom, and three bedrooms. The majority of the flooring downstairs is Welsh solid oak.

Pontyates is located in the Gwendraeth Valley, midway between Carmarthen and Llanelli. It boasts a bilingual primary school catering for children aged 4-11 and several shops, eateries, and a local community centre. This former mining village is only 9 miles from the county town of Carmarthen and 7.1 miles from Llanelli, providing easy access to a wide range of shopping and facilities within a short car or bus drive. The beautiful award-winning Pembrey Country Park, Ffos Las Race Course, and two local golf courses are all just a short drive away.



..AGENTS VIEWING NOTES

KEY INFORMATION Oil central heating. 3.9kw Photovoltaic solar panels -privately owned and documents with the solicitors. Dual-fuel stove and chimney installed in 2016. New UPVC windows and doors installed 2021-invoice with solicitors. Driveways are on a slope. Steps leading up to the property from additional parking area. Garden is tiered and has 5 levels of steps throughout the tiers. Broadband availability - Basic (17 Mbps), Superfast (80 Mbps), no Ultrafast available. All mobile networks available. The property is in a coal mining area; a mining report is recommended.

HALLWAY

LOUNGE

16'8" (max) x 15'3" (max) (5.10 (max) x 4.67 (max))

KITCHEN/BREAKFAST ROOM

18'0" x 10'11" (5.49m x 3.33m)

DINING ROOM

11'2" x 10'9" (3.41 x 3.30)

SUN-ROOM

11'6" x 9'8" (3.51 x 2.97)

UTILITY ROOM

8'7" x 7'1" (2.63 x 2.18)

CLOAKROOM

5'11" x 3'3" (1.81 x 1.00)

BEDROOM 1

15'3" x 12'3" (4.67 x 3.74)

EN-SUITE SHOWER ROOM

8'6" x 4'0" (2.61 x 1.23)

LANDING

BATHROOM

11'11" x 8'0" (3.65 x 2.44)

BEDROOM 2

16'1" (max) x 10'0" (max) (4.92 (max) x 3.05 (max))

BEDROOM 3

15'4" (max) x 10'7" (max) (4.68 (max) x 3.24 (max))

BEDROOM 4

15'11" (max) x 8'8" (max) (4.87 (max) x 2.66 (max))



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, as you go past the "Square and Compass", take the second turning off on your left signposted "Heol Bancyroffis". Keep to the right hand side of the lane and the property is situated on your right, "Swn Y Dial".

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