

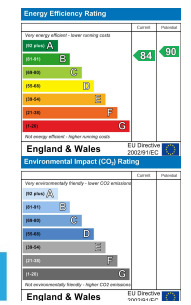


190B Heol Y Meinciau, Pontyates, Llanelli, Carmarthenshire, SA15 5SN

- Detached Modern Family Home
- Two Reception Rooms & Conservatory
- Driveway Offering Ample Parking
- Village Location
- EPC RATING B
- Five Bedrooms
- Cloakroom, Bathroom with Deep Jacuzzi Bath & En-suite Shower Room
- Immaculately Presented Throughout
- One To View!

£350,000

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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The Agent that goes the Extra Mile



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 'G'

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

TAKE ON JHL/SC/1123/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.

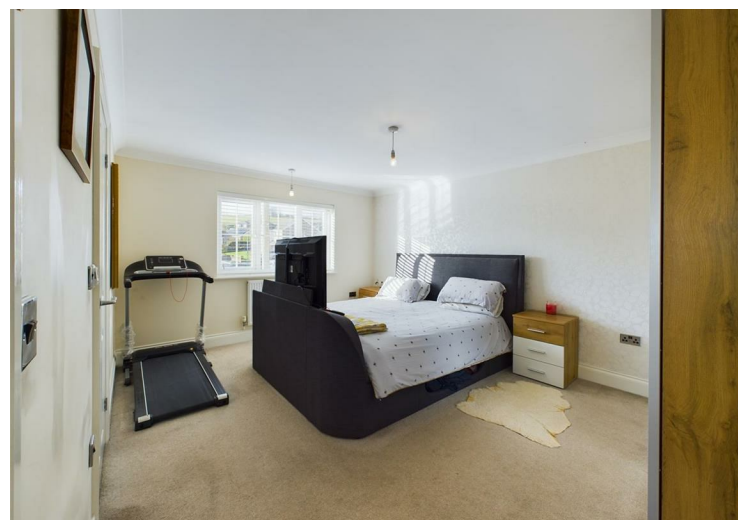
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Check out the virtual tour! A superb family residence finished to a high specification with underfloor heating, a fully fitted high-gloss kitchen with the mod-cons and a travertine tiled fitted bathroom complete with deep jacuzzi bath, among many other features is behind the door of 190b Heol Y Meinciau. Boasting two reception rooms, a conservatory, FIVE bedrooms, ample parking and a good-size rear garden, this property is an excellent example of a family home. Viewing is highly recommended to appreciate the size, location and, most of all, the presentation. EPC RATING B.

Accommodation comprises a Hallway, lounge, sitting room, spacious kitchen/breakfast room, conservatory, utility room, cloakroom, bathroom, and five bedrooms spread over two floors, with the master bedroom having an en-suite shower room. The property has an attractive, low-maintenance frontage and driveway to the side, giving ample off-road parking to the rear and an enclosed garden with an elevated patio. The remainder is laid to a level lawn and summerhouse.

Pontyates are situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has bilingual primary school catering for ages 4-11, shops, eateries 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.



HALLWAY

LOUNGE

12'2" x 11'11" (3.71 x 3.65)

SITTING ROOM

11'8" x 11'8" (3.58 x 3.56)

KITCHEN/BREAKFAST ROOM

22'10" (max) x 12'1" (max) (6.97 (max) x 3.70 (max))

UTILITY ROOM

12'2" v 5'10" (3.73 v 1.78)

CLOAKROOM

7'3" x 3'1" (2.22 x 0.94)

CONSERVATORY

12'7" x 11'2" (3.84 x 3.42)

LANDING

BATHROOM

7'6" x 5'9" (2.30 x 1.77)

AIRING CUPBOARD

BEDROOM 1

15'3" x 11'7" (4.67 x 3.54)

EN-SUITE SHOWER ROOM

7'0" (max) x 6'6" (max) (2.15 (max) x 1.99 (max))

BEDROOM 3

12'3" (max) x 10'8" (max) (3.75 (max) x 3.27 (max))

BEDROOM 4

11'8" x 8'10" (3.56 x 2.71)

BEDROOM 5

9'6" x 5'5" (2.90 x 1.67)

BEDROOM 2

28'11" x 15'9" (8.82 x 4.81)



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 and the property is situated on the right, number 1980b, just before "Tir Dafydd" which is on your left.

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