



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Main electric and water. Airsource heatpump. Septic Tank. We have not checked or tested any of the services or appliances at the property.
TAX: Band D

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

Take on JHL/SC/0524/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
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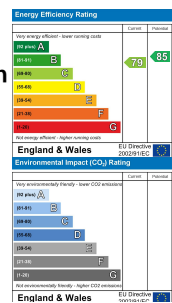
TELEPHONE: 01554 759655



Newcastle House Pontnewydd, Pontyates, Llanelli, Carmarthenshire, SA15

ETI

- Traditional Detached Property
- Three Double Bedrooms
- Airsource Heat Pump with Underfloor Heating to the Ground-floor
- Well-maintained South-facing Rear Garden with Garden Room
- Ample Off-road Parking & Large Detached Garage
- Beautifully Fitted Bespoke Kitchen/Diner
- Downstairs Cloakroom & Upstairs Family Bathroom
- Solar Panels & Septic Tank
- Spacious Plot Measuring 0.22 Acres
- EPC RATING C. TAX BAND D



£350,000

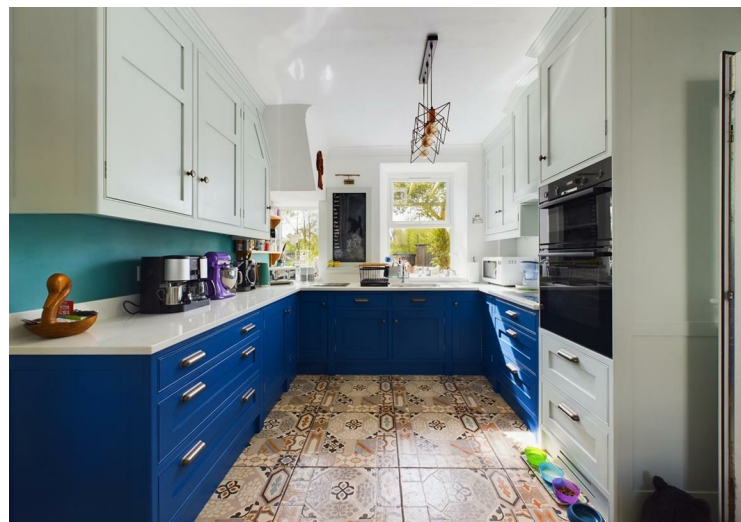
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The Agent that goes the Extra Mile

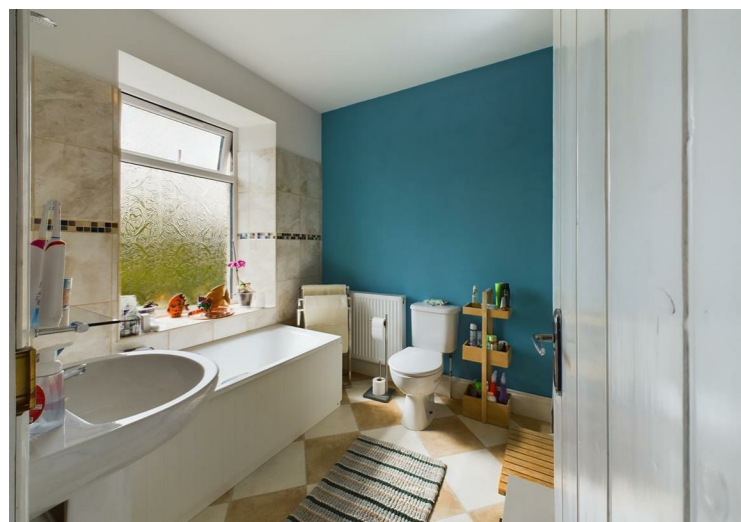




Located in the gorgeous little hamlet of Pontnewydd close to the village of Pontyates, sitting pretty and proud on an idyllic plot that measures 0.22 acres, we have pleasure in offering for sale this wonderful traditional, modernised, detached double-fronted property. Viewing is highly recommended to appreciate what this property has to offer, from the larger-than-average south-facing garden to the multi-fuel burners inside and a beautifully bespoke fitted kitchen complete with granite worktops. This property offers you a little bit of tranquility surrounded by nature but not too far from local towns, EPC RATING C.

Accommodation comprises: Lounge, beautiful bespoke kitchen/diner, utility, cloakroom, family bathroom and three double bedrooms. Externally, sitting proudly on the good-sized 0.22 acre plot the garden is an absolute delight for gardeners and for families, decked area with pergola, a well-maintained level lawn, very large timber garage, garden room with electric connected, a driveway that offers ample parking for an array of vehicles, and an electric vehicle charging point. A gentle stream flows past the side and rear boundary bringing a myriad of birds and other wildlife to admire all year round.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a 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



..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built property. Total size of plot measures 0.22 acres. Septic Tank. Solar panels are owned by the homeowner. Airsource heat pump runs the heating system (main heat pump replaced 2022). Underfloor heating downstairs, upstairs ran by radiators. Electric charging point on the side of the property. Property boundary follows a gentle flowing tributary information take from National Resources Wales states, results for the area within 10 metres of: NEWCASTLE HOUSE, PONTYATES, LLANELLI, SA15 5TL, high risk flooding from surface water and small watercourses, the vendor has confirmed that the driveway has flooded and on one occasion entered the garage and Garden Room but not the house.. For this location according to Ofcom this is the following information: Broadband availability- Ultrafast (1000 Mbps). Mobile availability- No Vodafone network, O2

no data available and limited availability on EE, and Three. From the information currently available to the Coal Authority, a mining report is recommended for this property.

- LOUNGE**
21'8" (max) x 20'10" (max) (6.62 (max) x 6.36 (max))
- KITCHEN/DINER**
10'0" x 20'2" (3.06 x 6.17)
- UTILITY AREA**
10'10" (max) x 7'1" (max) (3.32 (max) x 2.16 (max))
- CLOAKROOM**
5'10" x 3'6" (1.78 x 1.08)
- LANDING**

FAMILY BATHROOM
7'5" (max) x 7'3" (max) (2.27 (max) x 2.21 (max))

BEDROOM 1
11'0" x 9'7" (3.36 x 2.94)

BEDROOM 2
10'2" x 9'4" (3.11 x 2.85)

BEDROOM 3
9'10" x 9'8" (3.01 x 2.95)

SUMMERHOUSE
15'3" x 9'3" (4.65 x 2.84)



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, over the bridge then take the first turning on your left, "Heol Nazareth". Follow this road along bearing round a left-hand bend and continue following. As you come past "Tanerdy Cottage" on your left there is another left-hand turning after this which you need to take. Continue on this road, at the junction continue driving straight on, go past the turning for "Carwe,Trimsaran" and the property is situated on the left just passed "Clydach Cottages". See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.