



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, gas 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 JHL/SC/0724/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.

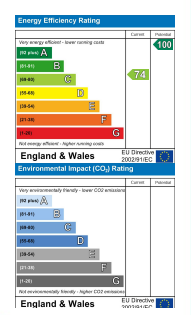
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

### 27 Heol Nazareth, Pontyates, Llanelli, Carmarthenshire, SA15 5TB

- Traditional Semi-detached Property
- Two Reception Rooms
- Open Countryside Views to the Front
- Immaculately Presented Throughout
- Viewing Highly Recommended
- Three Bedrooms
- Garage To The Rear & On-street Parking on A Quiet Street
- Popular Village Location
- Partial Underfloor-heating On The Ground Floor
- EPC RATING C. COUNCIL TAX BAND C.

£200,000

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



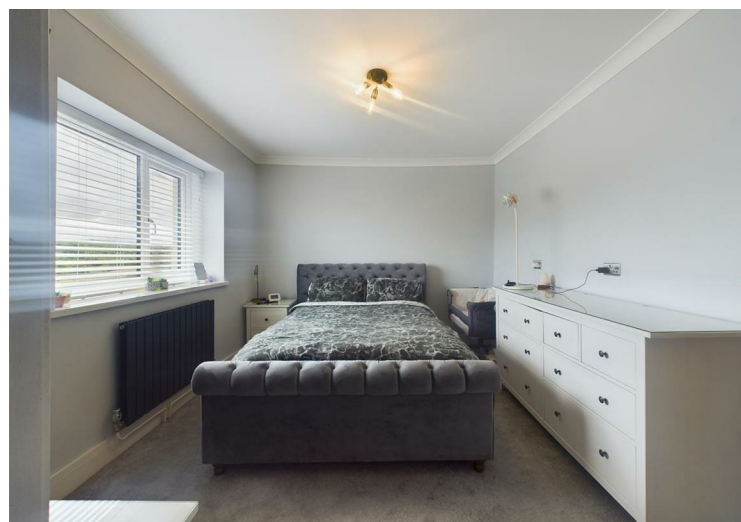




Sitting proud and graceful on Heol Nazareth with open countryside views to the front, which will never be spoilt, we are excited to show off this immaculately presented three double bedrooms, semi-detached property. This traditional home is a perfect example of a "turn-key" property and ready to welcome it's next lucky owner, could this be you? Offering underfloor heating downstairs and a modern kitchen, the presentation was fantastic throughout. Don't just take our word for it, come see for yourself! EPC RATING C.

Accommodation comprises a hallway, lounge, sitting room, spacious kitchen, utility, shower room, landing, bathroom, and three double bedrooms, the master having a dressing room. Externally, the open-aspect frontage is laid with decorative slate chippings and gated side access to the rear garden. To the rear is a good-sized patio area, followed by steps leading up to the remainder of the garden, mainly laid to lawn and another patio area, and a detached garage with rear lane access.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering to 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.



**..AGENTS VIEWING NOTES**

**\*\*\*KEY INFORMATION\*\*\***Traditionally built. Mains gas, water, electric and sewerage connected. On-street parking and garage located at the rear of the property. For this location according to Ofcom this is the following information: Broadband availability- up to Superfast (66 Mbps), Mobile availability- Full O2 and Vodaphone. Limited EE and Three. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is an asbestos roof on the garage. The property has undergone a full renovation, as follows : New boiler (2022), full electrical re-wire (2022), new windows and doors throughout (2022), damp proof course throughout the ground

floor (2022). Underfloor heating throughout the downstairs up until the kitchen. There are USB plug sockets to the ground floor and data cable ports at each TV point.

**HALLWAY**

**SITTING ROOM**  
11'7" x 9'2" (3.54 x 2.81)

**LOUNGE**  
11'10" x 11'8" (3.63 x 3.56)

**KITCHEN**  
18'6" (max) x 8'5" (max) (5.65 (max) x 2.59 (max))

**UTILITY ROOM/REAR HALLWAY**  
5'2" x 3'0" (1.58 x 0.93)

**LANDING**

**SHOWER ROOM**  
6'3" x 4'11" (1.91 x 1.52)

**BATHROOM**  
6'9" (max) x 5'2" (max) (2.08 (max) x 1.59 (max) )

**BEDROOM 1**  
12'2" x 10'7" (3.71 x 3.23 )

**DRESSING ROOM**  
10'2" x 3'7" (3.11 x 1.10)

**BEDROOM 2**  
11'10" x 9'9" (3.63 x 2.98)

**BEDROOM 3**  
10'11" x 9'1" (3.33 x 2.79)



**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, as you go over the bridge and around a left-hand bend passing the fire station take the first left, signposted "Heol Nazareth". Follow this road down until you reach number 27 which will be on your right.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.