

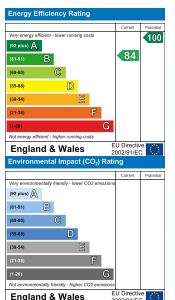


Coed Celyn Heol Mansant, Pontyates, Llanelli, Carmarthenshire, SA15 5SB

- Traditionally Built Spacious Bungalow
- Good-sized Lounge & Kitchen/Diner
- Gas Powered Underfloor Heating Throughout
- Detached Garage & Ample Parking on the Spacious Driveway
- Must View!
- Three Double Bedrooms
- En-suite & Family Bathroom
- Chain Free & Ready To View
- Gardens Front & Rear
- EPC RATING B. COUNCIL TAX BAND E.

£400,000

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 gas, water, electric and sewerage. 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/1024/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

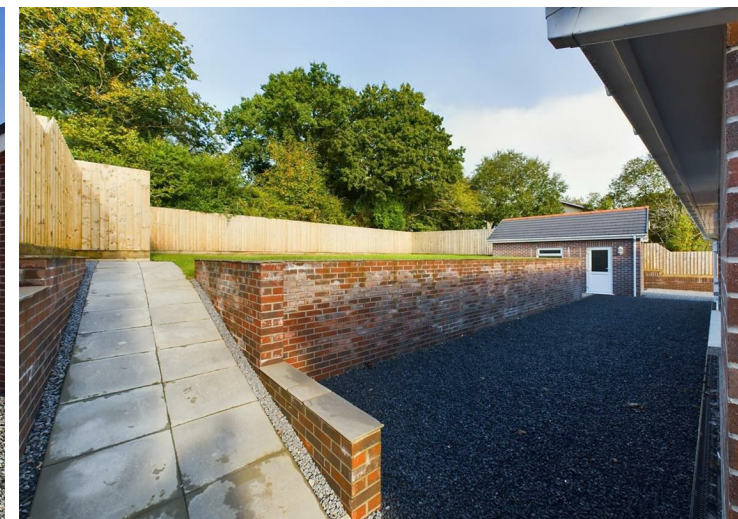
TELEPHONE: 01554 759655



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The Agent that goes the Extra Mile





A traditionally built bungalow property in the middle of a row of three has made its way onto the market with us here at West Wales Properties. Situated in the charming village of Pontyates, a semi-rural village that provides local amenities close by and easy reach for the local towns by a short driving distance, allowing you the quieter life away from the hustle-and-bustle of city life. This perfect example of a "turn-key" property is ready to dazzle all you lucky purchasers immaculately presented and with no onward chain! Get yourself booked for a viewing to avoid disappointment; call 01554 759655 today! EPC RATING B

Accommodation comprises : Hallway, kitchen/diner with granite worktops, lounge, two storage cupboards, modern family bathroom and three bedrooms- master with en-suite shower room. Externally the property sits perfectly central on a spacious plot with lush green level-lawns to the front and rear. Driveway offering ample parking for an array of vehicles that leads to a detached garage which has power and lights and an electric door.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. It 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 to access a wide range of shopping and facilities within a short car or bus drive.



..AGENTS VIEWING NOTES

- HALLWAY**
- KITCHEN/DINER**
- LOUNGE**
- STORAGE CUPBOARD**
- BOILER CUPBOARD**
- LOUNGE**
- BEDROOM 1**
- EN-SUITE SHOWER ROOM**

- BEDROOM 2**
- BEDROOM 3**
- FAMILY BATHROOM**
- GARAGE**



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" then going past the church on your left take the turning off on your left signposted "Heol Mansant". Follow the road and take the turning off on your left as it bear rounds to the right. Follow the road down and the property is situated on the right. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.