

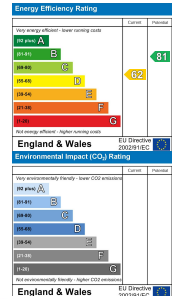


16 Heol Capel Ifan, Pontyberem, Llanelli, Carmarthenshire, SA15 5HF

- Traditional Detached Property
- Two Reception Rooms
- 1.2 Acre Plot
- Breakfast Room
- EPC RATING D. COUNCIL TAX BAND E.
- Five Bedrooms
- Gas Central Heating
- Village Location
- Country Walks Nearby

£375,000

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





NEW 360 VIRTUAL TOUR READY TO VIEW Five-bedroomed, FREEHOLD Welsh Stone-built detached property based on the edge of a busy Welsh village - originally a slant mining village. It was built during the Georgian period, approx. 1830, it was the home of the mines' General Manager. The property has been through several renovations and was extended in the 1970s. EPC Rating D

The accommodation briefly consists of the front porch, hallway, dining room, lounge, breakfast room, kitchen, rear porch, shower room, and garden room. First floor: landing, five bedrooms (the fifth bedroom provides access to boarded loft with Velux window and power and light connected), family bathroom. The property sits on a 1.02-acre plot in four distinct sections and is surrounded by mature broad-leafed trees, specimen bushes, shrubs and plants. A tarmacadam driveway leads up to the property with ample space for off-road parking. Outbuildings include a double greenhouse, a facing Summerhouse, two stone/brick-built storage units, two polytunnels, a corrugated shed and several timber-built sheds.

The village of Pontyberem boasts a Cwtch cafe & local shop, NISA Supermarket with cash machine, Post Office, Memorial Village Hall, Primary School, Children's Playground, Playing field which regularly hosts cricket and rugby clubs and matches along with fireworks displays and funfairs, St. John's Anglican Church, Florist, Chippy, Chinese takeaway, Indian takeaway, Doctors Surgery, two hairdressers, Carpet fitter, Car mechanic, several other local businesses and local pathways ideal for dog walking.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditional construction with main services connected and gas central heating. The National Coal Board has restrictive covenants and easements in place, and any planned development needs to be referred to the Coal Board before the commencement of work. The Coal Board can access the property to inspect any work. According to Ofcom, Ultrafast broadband is available at this location (download 80 Mbps Upload 20 Mbps). According to Ofcom, indoor mobile availability for data and voice is limited, and EE is unavailable. Outdoor mobile availability for data and voice is likely for all major providers. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

ENTRANCE PORCH

7'6" x 4'1" (2.29 x 1.26)

HALLWAY

LOUNGE

I-shaped 22'8" x 11'1" (I-shaped 6.92 x 3.39)

DINING ROOM

15'11" x 10'8" (4.87 x 3.27)

BREAKFAST ROOM

12'0" x 10'4" (3.66 x 3.15)

KITCHEN/DINER

13'3" x 7'9" (4.04 x 2.37)

REAR PORCH

7'2" x 3'6" (2.19 x 1.08)

SHOWER ROOM

WC

GARDEN ROOM

17'1" x 6'9" (5.23 x 2.06)

LANDING

BEDROOM

16'7" x 11'10" (5.07 x 3.62)

BEDROOM

11'10" x 11'4" (3.63 x 3.46)

BEDROOM

10'8" x 11'6" (3.27 x 3.51)

BEDROOM

10'4" x 11'10" (3.16 x 3.62)

BEDROOM

10'9" x 10'6" (3.29 x 3.22)

FAMILY BATHROOM

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