

Approximate total area¹
918.16 ft²
85.3 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

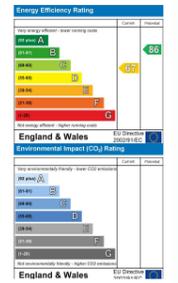
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



3 Brongwendraeth, Pontyates, Llanelli, Carmarthenshire, SA15 5UA

- End-of-terrace Traditional Built Property
- Two Reception Rooms
- Gardens Front & Rear
- Popular Village Location
- EPC RATING D. COUNCIL TAX BAND B
- Three Good-size Bedrooms
- Downstairs Cloakroom & Upstairs Bathroom
- Uninterrupted Panoramic Views To the Front
- Viewing Recommended



£170,000

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 water, electric, gas and sewerage. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

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

Take on AKF/SC/0125/draft

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,

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





Sitting proud and graceful on Bron Gwendraeth, Pontyates with open countryside views from the front, which will never be spoilt, we are excited to show off this immaculately presented three bedrooms, end-of-terrace property. This traditional home offers two reception rooms and three good size bedrooms along with a downstairs cloakroom and upstairs family bathroom, making this property an ideal family home. Call today on 01554 759655 to arrange your viewing today! EPC RATING D . COUNCIL TAX BAND B.

Accommodation comprises : spacious hallway with cloakroom and utility cupboard, two reception rooms, kitchen, landing, family bathroom and three bedrooms. Externally, open-aspect frontage mainly laid to lawn and to the rear an enclosed garden mainly laid to lawn and a blank canvas for someone to put their own stamp on it.

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. Council tax band B. On-street parking only. There are covenants and easements on the title, we have a copy of the land registry document and advise you that you request a copy. For this location according to Offcom this is the following information: Broadband availability- up to Superfast (76 Mbps), Mobile availability-Mobile phone coverage available for Vodafone and O2, limited phone coverage for EE and Three and no data coverage. From the information currently available to the Coal Authority, a mining report is recommended for this

property. The fish and chip shop premises backs onto the garden next door to the property.

- LANDING**
- FAMILY BATHROOM**
- BEDROOM 1**
- BEDROOM 2**
- BEDROOM 3**

HALLWAY

CLOAKROOM

UTILITY CUPBOARD

SITTING ROOM

LOUNGE

KITCHEN

UNDERSTAIRS CUPBOARD



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 just after the fish and chip shop turn right. Follow the road for a couple of yards and the property is situated on the right, number 3.

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