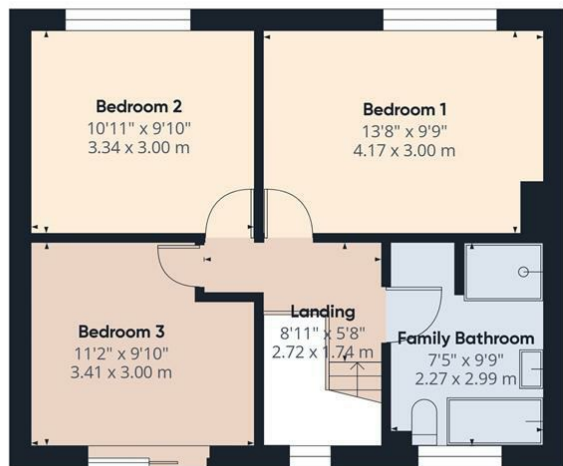


Floor 1



Floor 2



Approximate total area¹⁰
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.

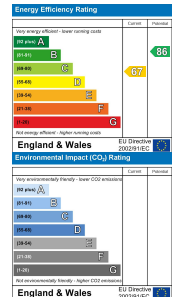
Calculations are based on RICS IPMS 3C standard.

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



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



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.

HALLWAY

CLOAKROOM

UTILITY CUPBOARD

SITTING ROOM

LOUNGE

KITCHEN

UNDERSTAIRS CUPBOARD

LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



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.