

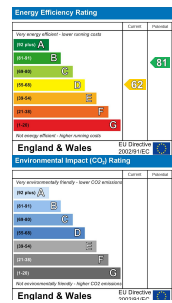


16 Heol Capel Ifan, Pontyberem, Llanelli, Carmarthenshire, SA15 5HF

- Traditional Detached Property
- Two Reception Rooms
- 1.2 Acre Plot
- Breakfast Room
- Five Bedrooms
- Gas Central Heating
- Village Location
- Country Walks Nearby

£375,000

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



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The Agent that goes the Extra Mile





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. Council tax band E. 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. 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.

ENTRANCE PORCH

HALLWAY

LOUNGE

DINING ROOM

BREAKFAST ROOM

KITCHEN/DINER

REAR PORCH

SHOWER ROOM

WC

GARDEN ROOM

LANDING

BEDROOM

BEDROOM

BEDROOM

BEDROOM

FAMILY BATHROOM

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