

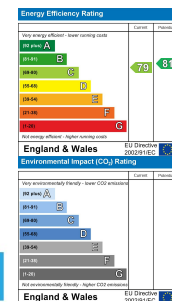


21 Maesglas, Pontyates, Llanelli, Carmarthenshire, SA15 5SG

- Traditional, Semi-detached, Ex-local Property
- Downstairs Cloakroom & Upstairs Bathroom
- Good-sized Rear Enclosed Garden
- Ideal F.T.B
- EPC RATING C. COUNCIL TAX BAND B.
- Three Double Bedrooms
- Off-road Parking To The Front
- Village Location With Local Amentities
- Solar Panels

£155,000

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





New to the market we have this three double bedroom, traditional, semi-detached property for sale, an ideal FTB purchase to get yourselves on the property ladder! Situated in the quiet and friendly village of Pontyates, this property is ideal for a family being so close to the primary school and a big bonus, a driveway and spacious rear garden. Call today to arrange a viewing on 01554 759655. EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, dining room, lounge, kitchen, rear hallway, cloakroom, landing, bathroom and three double bedrooms. Externally, open aspect frontage with large driveway and secure gated access to the side leading into a rear garden. An enclosed good-sized rear garden with a small patio area and then the remainder laid to lawn and metal garden shed.

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

HALLWAY

DINING ROOM

LOUNGE

KITCHEN

REAR HALLWAY

CLOAKROOM

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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