

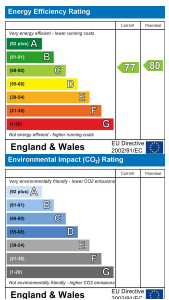


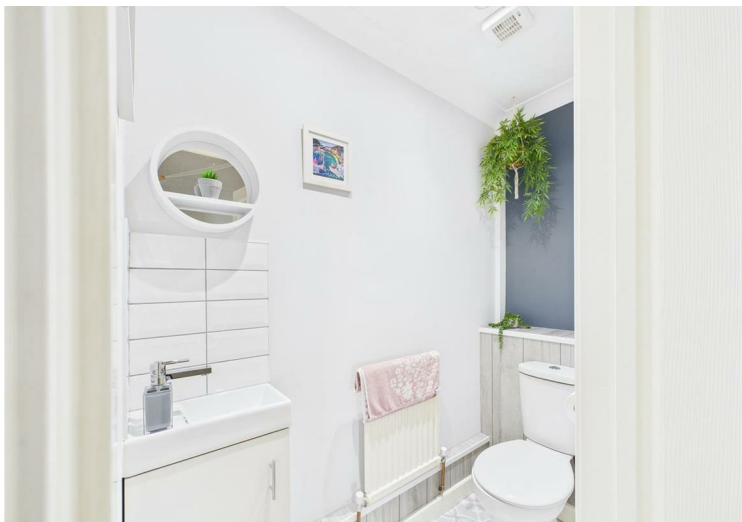
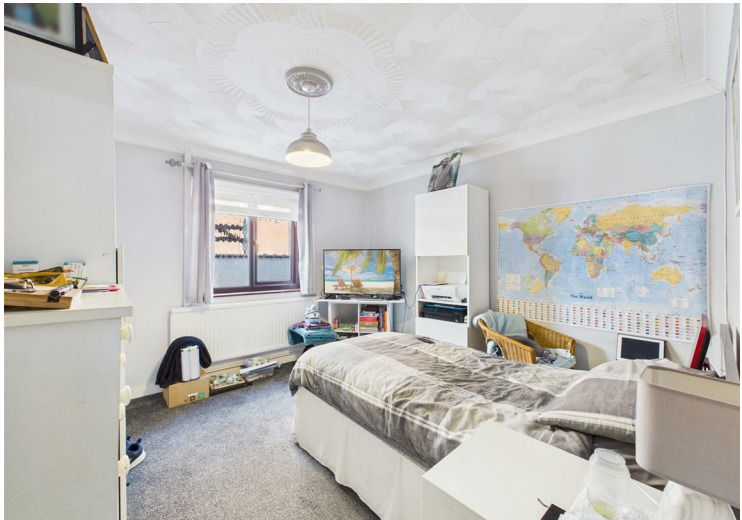
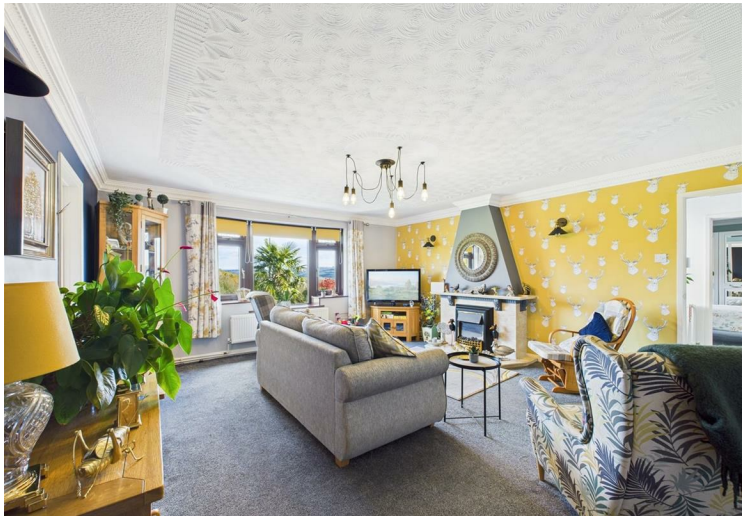
## Arfryn, 187 Heol Y Meinciau, Pontyates, Llanelli, Carmarthenshire, SA15 5SN

- Traditionally Built Bungalow
- Lounge, Kitchen/Breakfast Room through to Sitting/Dining Room
- Spacious Driveway & Larger-than-average Garage
- Three/Four Bedrooms
- Modern Shower- room & Separate Cloakroom
- Pretty Front Garden & Elevated, Tiered Low-maintenance Rear Garden
- One To View!
- Village Location
- EPC RATING C. COUNCIL TAX BAND E.

£385,000

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





Located in the charming village of Pontyates we here at West Wales Properties have an elevated, DETACHED, three/four bedroom BUNGALOW ready to welcome the next eager owner. Situated on a nice plot which offers countryside views, ample parking with a larger-than-average garage and a low-maintenance garden to relax in, this bungalow may certainly ticks a lot of boxes for the next lucky buyer! EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises of : L-shaped hallway, lounge, study/bedroom four, three double bedrooms, shower-room, cloakroom, modern kitchen/breakfast room through to dining/sitting room area, utility room and three storage cupboards. Externally, gardens to the front and rear with driveway to the side which offers ample parking taking you to a larger-than-average garden.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering for 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 7.1miles from Llanelli, allowing you a vast range of shopping and facilities within a short car or bus drive.

..AGENTS VIEWING NOTES  
HALLWAY  
LOUNGE  
STUDY/BEDROOM 4  
BEDROOM 1  
BEDROOM 2  
SHOWER ROOM  
CLOAKROOM  
BEDROOM 3

KITCHEN/BREAKFAST ROOM,  
THROUGH TO  
SITTING/DINING ROOM  
UTILITY ROOM  
GARAGE



DIRECTIONS

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.