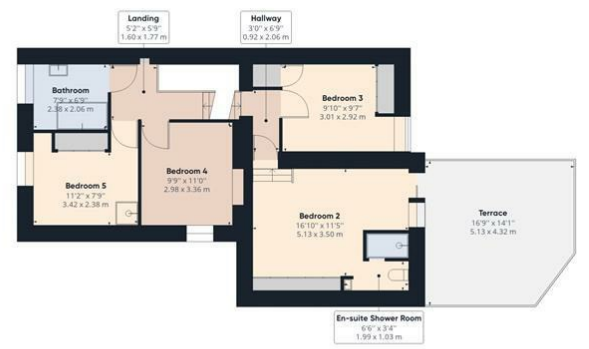


Floor 1



Floor 2



Approximate total area⁽¹⁾
2286.72 ft²
212.44 m²

(1) Excluding balconies and terraces

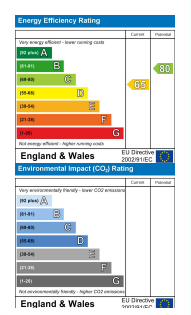
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



23 Pontardulais Road, Llangennech, Llanelli, Carmarthenshire, SA14 8YE

- Semi-detached Traditional Property
- Three Reception Rooms
- Upstairs Bathroom with Jacuzzi Bath & En-Suite Shower Room
- Ample Parking
- Amazing Rear Garden-Must Be Viewed!
- Five Bedrooms
- Downstairs Cloakroom & Shower Room
- Balcony With Extensive Views
- Spacious Plot Size of 0.25 Acre
- EPC RATING D. COUNCIL TAX BAND C.



£315,000

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: We have not checked or tested any of the services or appliances at the property.
TAX: Band C

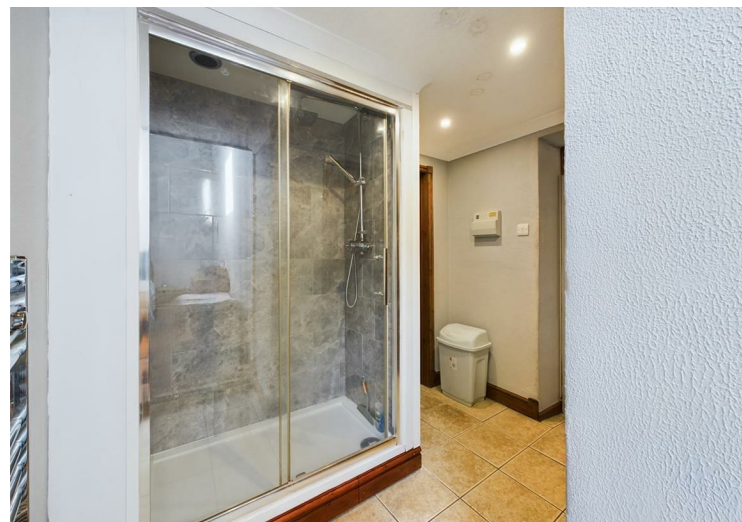
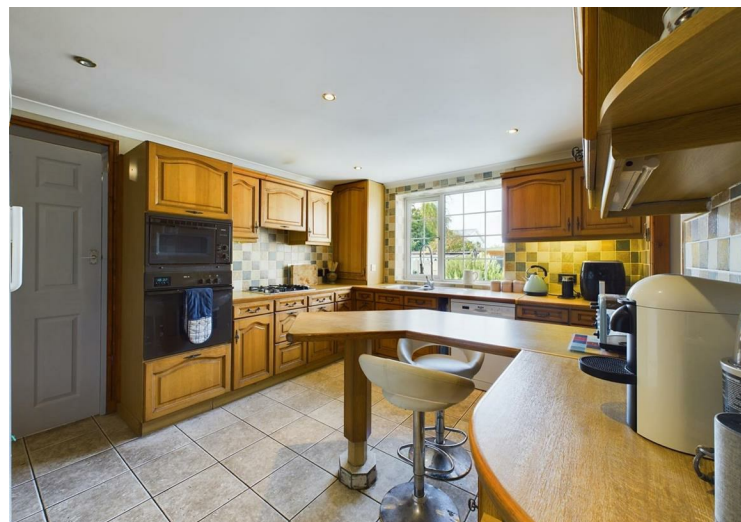
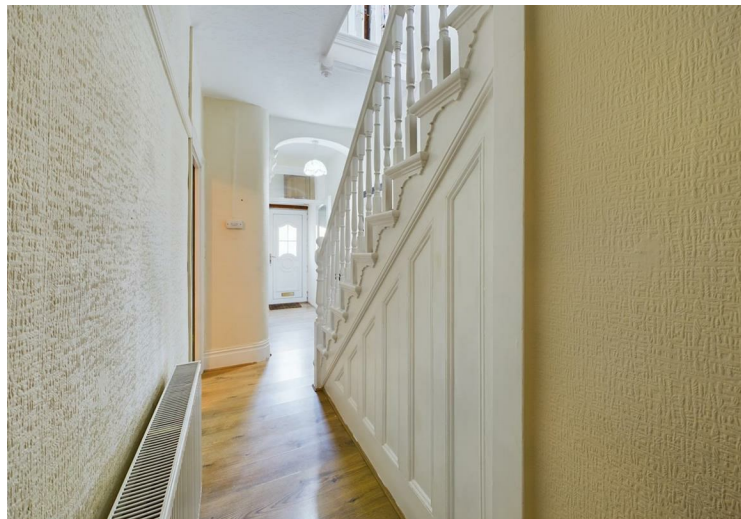
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/0923/OK

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.

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





Situated in the charming village of Llangennech, we have this fantastic family home, which is unique and desirable! This semi-detached property has been well-loved for over 20 years and is looking for the next family to keep loving it. Step inside and look for yourself at everything this well-loved home offers on a 0.25-acre plot and is a "gift that keeps on giving". Five double bedrooms, three reception rooms, a beautiful balcony with amazing views, and an outstanding garden with many things to entertain family and friends. Call today on 01554 759655 to arrange a viewing that will not disappoint, as viewings are highly recommended to appreciate the size, location and presentation. EPC RATING D

Accommodation comprises: Vestibule, hallway, lounge, sitting room/dressing room, dining room, kitchen/breakfast room, hallway with double shower, cloakroom, bedroom, utility room, family room, upstairs bathroom with spacious jacuzzi bath and four double bedrooms-two bedrooms have shower facilities, and another bedroom has an en-suite with a roof terrace leading off it. Externally to the front, ample parking. To the rear, a spacious garden offers a mixture of stunning patio seating areas with a fireplace, summer kitchen and a mini-football pitch complete with floodlights and dug-outs. They are hidden at the bottom of the garden it a miniature "Tir-na-nog" playhouse.

Llangennech is a village east of Llanelli with close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north.

..AGENTS VIEWING NOTES

KEY INFORMATION*VIEWING INFO***Plot size 0.25 acres. Garage has been converted into a Playroom/reception room. Bedrooms 5 and 2 have a shower cubicle in the room. Double storey extension giving bedroom and family room completed in 2003, no planning permission required stated by the vendor, they have no building regulation completion certificates relating to this. There is a small stream that runs through the bottom of the garden by the mini-orchard. Property is situated opposite a bus-stop. Property is situated opposite a bus-stop. Following survey the condition of the roof was highlighted as an area of concern-repairs likely needed. From the information currently available to the Coal Authority, a mining report is recommended for this property.

VESTIBULE

HALLWAY

LOUNGE
14'10" (max) x 12'11" (max) (4.53 (max) x 3.96 (max))

SITTING ROOM/DRESSING ROOM
8'9" (max) x 11'2" (max) (2.68 (max) x 3.41 (max))

DINING ROOM
15'5" (max) x 10'0" (max) (4.72 (max) x 3.06 (max))

UNDERSTAIRS CUPBOARD

KITCHEN/BREAKFAST ROOM

11'0" (max) x 13'3" (max) (3.36 (max) x 4.04 (max))

INNER HALLWAY WITH DOUBLE SHOWER ROOM

8'3" (max) x 3'2" (max) (2.52 (max) x 0.97 (max))

CLOAKROOM

3'7" x 5'7" (1.10 x 1.72)

BEDROOM 1

9'9" x 11'6" (2.99 x 3.51)

UTILITY

5'0" x 11'7" (1.54 x 3.54)

FAMILY ROOM

11'11" (max) x 12'11" (max) (3.64 (max) x 3.94 (max))

INNER HALLWAY

PLAY ROOM

FIRST FLOOR-LANDING

BATHROOM

7'9" x 6'9" (2.38 x 2.06)

BEDROOM 5

11'2" (max) x 7'9" (max) (3.42 (max) x 2.38 (max))

BEDROOM 4

9'9" x 11'0" (2.98 x 3.36)

INNER HALLWAY

BEDROOM 3

9'10" (max) x 9'6" (max) (3.01 (max) x 2.92 (max))

BEDROOM 2

16'9" (max) x 11'5" (max) (5.13 (max) x 3.50 (max))

EN-SUITE SHOWER ROOM

6'6" (max) x 3'4" (max) (1.99 (max) x 1.03 (max))

BALCONY/TERRACE

16'9" (max) x 14'2" (max) (5.13 (max) x 4.32 (max))

WORKSHOP

STORAGE OUTBUILDING

PATIO/SUMMER KITCHEN

HOT-TUB ROOM/STORAGE

GYM

POTTING SHED



DIRECTIONS

At our office on Murray Street proceed to the traffic lights and turn right. You want to follow the directions that take you to the M4. At the last roundabout before you get to the M4 (Allt roundabout) take the second turning off and head for the traffic lights. At the traffic lights turn right onto "Pontardulais Road". Follow the road down and the property is situated on your left, number 23.

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