

John. Francis

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NEW PRICE



Bryncelyn, Pontyberem SA15 5BS

Offers in the region of £379,000

**Large Family Residence With Immaculate Living Area
Open Plan Kitchen/Dining/Sitting Area With Views To Rear
4 Bedroom Accommodation, Master Bedroom With En-Suite
Internal Viewing Highly Recommended**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

NWT/RO/67278/250121

DESCRIPTION

Virtual Viewing on Line.
A superb family residence on a good size plot with an open plan kitchen/dining/sitting area looking out onto the patio garden with some superb views of Gwendraeth Valley to the rear. Separate living room, office and studio area with the main master bedroom having an en-suite. There is also a large loft room which could be extended into with its own Velux window to the rear. Ample tarmacadam parking area, garage and garden with superb views to the rear. Side access leads to the rear level lawned garden with lovely patio area and enjoying the views. The property has been tastefully built to an individual standard, benefitting from double glazing, under floor heating to the ground floor, bedrooms which could be extended into the loft room area. Internal viewing is highly recommended to fully appreciate what the property has to offer.

LOCATION

The property is situated on the edge of the popular rural village of Pontyberem, centrally located between Carmarthen, Llanelli, Crosshands and Pembrey Country Park. The village itself offers excellent day to day facilities, including doctors, chemist, eateries, takeaways, CKs supermarket and junior school. Crosshands is 7 miles approximately, a growing area with many retail shops now available in the centre and also offering M4 dual carriageway connection. Carmarthen and Llanelli are both 10 miles approximately and offer excellent shopping facilities with national retailers, junior and secondary schools and bus and rail stations. Pembrey Country Park with its large sandy beach, ski slope, motor racing centre and enclosed cycle track is 8 miles approximately. Ffos Las Horse Racing Course is 6 miles approximately along with a golf course at Carway.

HALLWAY

Stairs to first floor with storage cupboard under, door to: Storage cupboard and

CLOAKROOM

Porthole window to side, WC, wash hand basin.

OFFICE

9'3 x 8'10'4 (2.82m x 2.44m)
Bay window to front. 2 desks, filing drawers, cupboard and display

bookcase.

STUDIO ROOM

12'11 x 10' (3.94m x 3.05m)
Double glazed window to front, fitted wardrobe with 3 sliding doors.

LOUNGE

20' x 13' (6.10m x 3.96m)
Double glazed windows to side and rear looking out onto the patio and garden, feature fireplace with electric flame effect fire inset, double doors to:

KITCHEN/BREAKFAST AREA

22' x 13' (6.71m x 3.96m)
Range of matching wall and base units with worktops over, central unit with 2 stainless steel sink units and single drainer, electric oven and 5 ring LP gas hob with extractor fan over, integrated dishwasher and fridge/freezer (80/20) storage cupboard, breakfast bar, inset spotlights, opening to:

LIVING/DINING AREA

16'4 x 14' (4.98m x 4.27m)
Triple aspect to rear overlooking to the patio area and garden with views of the Gwendraeth Valley beyond, picture window to rear, wood burner, tiled flooring, patio doors to side with side glazed panels.

UTILITY ROOM

10'6 x 7' (3.20m x 2.13m)
Base unit, stainless steel sink unit with single drainer, space for fridge/freezer, plumbing for washing machine, larder cupboards, side entrance doorway.

FIRST FLOOR LANDING

Double glazed window to front, loft access, radiator, door to:

BEDROOM ONE

12'10 x 12'8/14'10 (3.91m x 3.86m)
Double glazed window to front, range of fitted wardrobes, storage cupboard, airing cupboard and radiator.

EN-SUITE

8'1 x 5'5 (2.46m x 1.65m)
Opaque double glazed window to side, large shower cubicle, WC, vanity wash hand basin with storage cupboards under, storage cupboard, tiled walls, chrome towel radiator, radiator.

FAMILY BATHROOM

11'3 x 9'1 (3.43m x 2.77m)
Opaque double glazed window to side, panelled bath with central mixer tap, shower cubicle, WC, his and hers vanity wash hand basin with storage cupboards below, tiled walls, chrome towel radiator

and radiator.

BEDROOM

11'6 x 10'2 (3.51m x 3.10m)
Double glazed window to front, radiator, low door to:

LOFT STORAGE ROOM

11'6 x 9'9 (3.51m x 2.97m)
Velux window to rear. Radiator.

BEDROOM

11'8 x 11'6 (3.56m x 3.51m)
Double glazed window to rear with views, wood style flooring, radiator.

BEDROOM

10'9 x 9'3/11' (3.28m x 2.82m)
Double glazed window to rear with views, loft eaves access, radiator.

EXTERNALLY

To the front of the property is a tarmacadam driveway which leads to the parking/turning area and **GARAGE** with an up and over door and housing the oil boiler which runs the domestic hot water and central heating. There is a lawned area and side access leading to the rear. The rear patio area can be accessed via the patio doors off the dining/sitting area, with a level lawned garden being enclosed to the rear. There is also a **GARDEN SHED**. Providing a superb aspect overlooking the upper Gwendraeth Valley.

SERVICES

We are advised mains water, electricity and drainage are connected to the property with oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisCarm or on facebook www.facebook.com/JohnFrancisEstateAgents

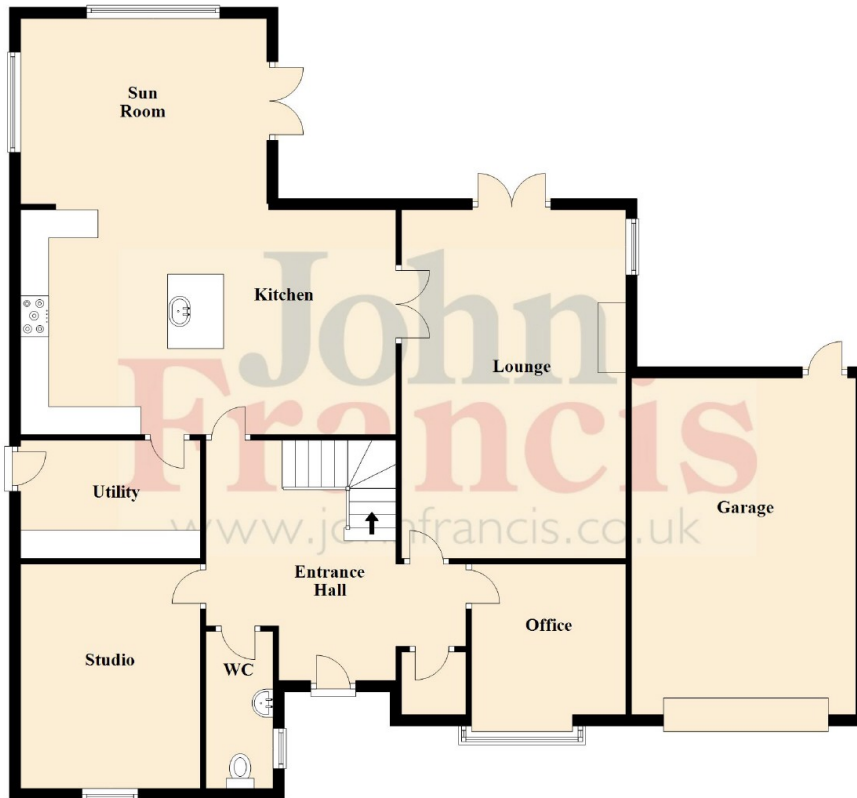
TENURE

We are advised that the property is Freehold

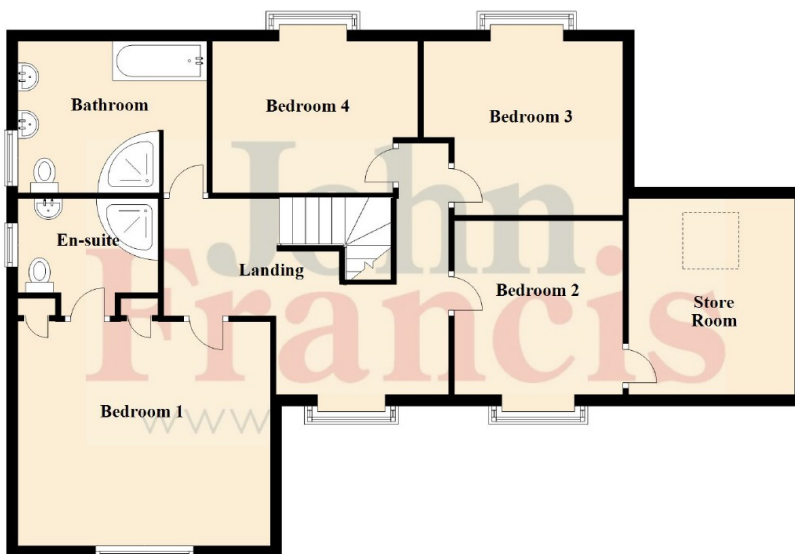
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**John.
Francis**