

Sold
STC



Ty Onnen, Llys Egwad, Pontargothi, Carmarthen SA32 7NT

Offers in the region of £450,000

**Beautifully Presented, Executive Style 5 Bedroom Property
3 Reception Rooms, Driveway Parking & Garage
Oil Fired Central Heating, Double Glazing
Sought After Towy Valley Location
EER 56**

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.

CR/RO/66876/180320

DESCRIPTION

With a rural aspect to fore, this 5 bedroom detached executive property is situated in the highly sought after village of Pontargothi. The substantial accommodation includes 3 reception rooms, a utility area, en-suite facilities and a conservatory. With double glazing, oil fired central heating system and a woodburner to the lounge. Externally there is ample driveway parking, integral garage and mature grounds and gardens including raised beds for the gardener in you, that surround the property. Viewing is highly recommended to appreciate the size and location of this superb family home.

SITUATION

The Towy Valley village of Pontargothi is situated midway between the towns of Carmarthen and Llandeilo with a primary school, public house and doctors surgery all within close proximity. Local attractions include the National Botanic Garden of Wales, Aberglasney House & Gardens, Dryslwyn Castle, Dinefwr Park & Castle, Brechfa Forest and Brecon Beacons National Park.

ENTRANCE HALL

Entrance door to front, stairs to first floor with storage under, radiator, doors to:

STUDY

13'6 x 9'6 (4.11m x 2.90m)
Double glazed bay window to front, radiator.

LIVING ROOM

19'7 x 13'5 (5.97m x 4.09m)
Double glazed window to rear, brick fireplace with wood burner set on slate hearth, radiator, door to:

CONSERVATORY

15'5 x 12'2 (4.70m x 3.71m)
Triple aspect with patio doors to rear garden.

SITTING ROOM

9'7 x 8'9 (2.92m x 2.67m)
Patio doors to rear garden, radiator, tiled flooring, opening to:

KITCHEN

14'5 x 10'9 (4.39m x 3.28m)
Double glazed window to rear, range of matching wall, drawer and base units with worktops over, 1½ bowl sink and drainer with mixer tap, range master electric cooker with double oven, grill and 5 ring hob with extractor fan over, space and plumbing for dishwasher,

space for American style fridge/freezer, opening to:

DINING AREA

11'1 x 10'9 (3.38m x 3.28m)
Double glazed window to front, electric fire, radiator.

REAR HALL

Double glazed window and external door to rear, pantry cupboard, radiator, tiled flooring, courtesy door to garage, doors to:

UTILITY ROOM

9'8 x 5'3 (2.95m x 1.60m)
Belfast sink, space and plumbing for washing machine and tumble dryer, oil fired boiler.

CLOAKROOM

Double glazed obscured glass window to rear, low level WC, wash hand basin, localised wall tiles, tiled flooring.

FIRST FLOOR LANDING

Double glazed window to front with rural views, loft access, airing cupboard, radiator, doors to:

MASTER BEDROOM

22'1 x 14'7/10'2 (6.73m x 4.45m)
Double glazed windows to front and rear, fitted wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM

7'2 x 5'5 (2.18m x 1.65m)
Shower cubicle, low level WC, wash hand basin set in vanity unit, chrome heated towel rail, localised wall tiles.

BEDROOM TWO

11'9 x 10'9 (3.58m x 3.28m)
Double glazed window to front, radiator.

BATHROOM

12'5/9'1 x 9'4/5'4 (3.78m x 2.84m)
Double glazed obscured glass window to rear, walk-in shower cubicle, oval bath, low level WC, wash hand basin set in vanity unit, chrome heated towel rail, localised wall tiles, tiled flooring.

BEDROOM THREE

9'6 x 8'9 (2.90m x 2.67m)
Double glazed window to rear, radiator.

BEDROOM FOUR

15'11 x 11'1 (4.85m x 3.38m)
Double glazed window to rear, radiator.

BEDROOM FIVE

14'3/10'5 x 10'9/9'4 (4.34m x 3.28m)
Double glazed window to front, radiator, opening to:

DRESSING AREA

14'3 x 4'2 (4.34m x 1.27m)

EXTERNALLY

To the front is driveway parking and **INTEGRAL GARAGE 17'7 x 14'6** with electric door and power and lighting connected. Gardens surround the property with patio seating area, mature plants and shrubs.

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

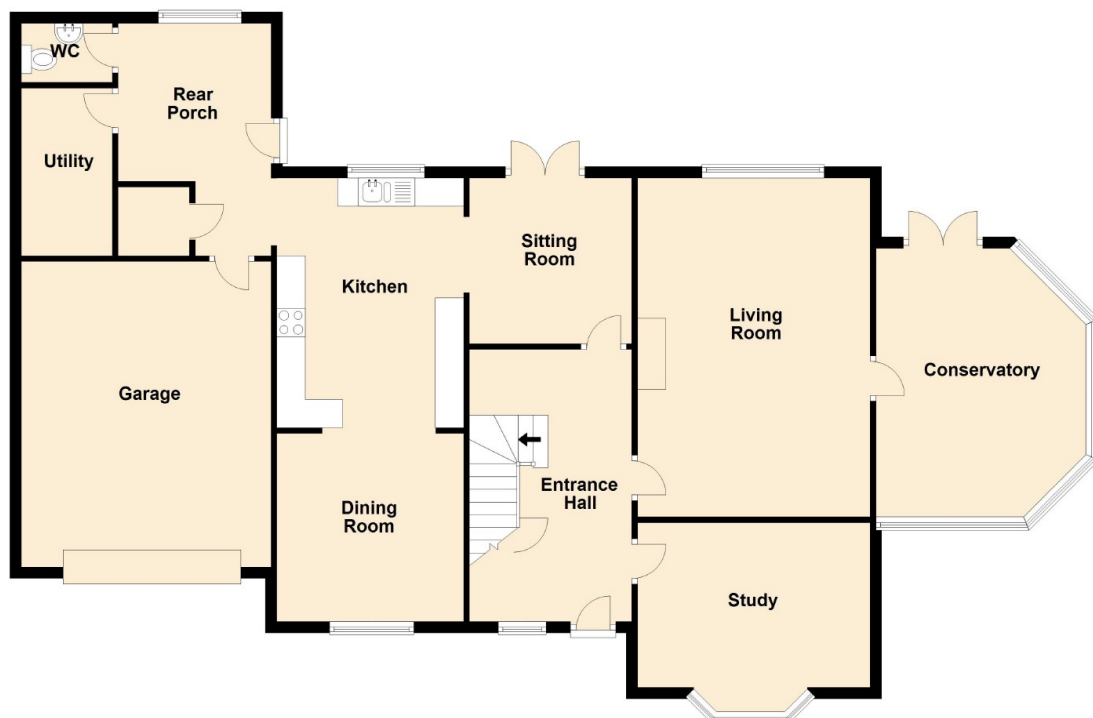
GENERAL NOTE

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.

DIRECTIONS

From Carmarthen take the A40 east signposted for Llandeilo and travel through the villages of Abergwili, Whitemill, Nantgaredig and onto Pontargothi. Before leaving the village take the turning on your left into Llys Egwad, take the next turning right and the property will be found at the end on the left hand side

Ground Floor



First Floor





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Ty Onnen, Llys Egwad, Pontargothi, Carmarthen



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	56	67
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	47	58
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

**John.
Francis**