



2 Llwyncrwn, Llanelli, SA15 5UD
£169,995



Davies Craddock Estates are pleased to present for sale this charming semi-detached property in the village of Pontyates, Llanelli.

Set in a prime elevated position, the home boasts spectacular, far-reaching countryside views. The ground floor accommodation comprises a welcoming living room, kitchen, dining room, and a bright conservatory. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally: The front offers a driveway with off-road parking for two vehicles. The enclosed rear garden, offering panoramic rural views, boasts a decorative stone sitting area with further patio, and a lawned area. Additionally, the property includes a versatile two-room brick storage shed and an outbuilding/kennel with enclosed run.

Conveniently situated in the heart of the Gwendraeth Valley, the village of Pontyates offers a perfect blend of semi-rural charm and modern convenience. The property is ideally positioned for commuters, sitting centrally between the bustling market town of Carmarthen and the coastal hub of Llanelli, with excellent road links via the B4309 and reliable bus services to both towns. Within the village itself, residents benefit from a range of essential amenities including a local primary school (Ysgol Pontilets), a post office, pharmacy, petrol station, and local convenience stores.

Early viewing is essential to see what this property has to offer.

Entrance Hallway

Radiator, stairs to first floor.

Living Room

11'5" x 15'7" approx. (max) (3.50 x 4.75 approx. (max))

Window to front, radiator.





Kitchen

9'8" x 10'5" approx. (2.97 x 3.20 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for washing machine, radiator, tiled splash backs, tiled flooring, door to side, window to rear, opening into;

Dinning Room

10'6" x 10'5" approx. (3.22 x 3.18 approx.)
Laminate flooring, radiator, sliding door into

Conservatory

9'6" x 9'2" approx. (max) (2.91 x 2.81 approx. (max))
Tiled flooring, radiator, double doors to side.

Landing

Window to side, loft access (part boarded with fold down ladder, lighting, housing boiler (BAXI))

Bedroom One

9'7" x 14'0" approx. (2.94 x 4.28 approx.)
Window to rear, radiator, storage cupboard

Bedroom Two

10'0" x 11'4" approx. (3.06 x 3.47 approx.)
Window to front, radiator, storage cupboard

Bedroom Three

9'6" x 7'1" approx. (2.91 x 2.16 approx.)
Window to front, radiator, built in bed with storage.

Bathroom

6'10" x 5'9" approx. (2.10 x 1.76 approx.)
Fitted with W/C & handwash basin vanity with storage, panelled bath with shower over, glass shower screen, heated towel rail, vinyl flooring, respatex walls, window to rear.

External

FRONT: Driveway for two vehicles. Path leading to rear garden with side gated access.
REAR: enclosed garden with decorative stone and lawn area, steps down to patio area. Two room brick storage sheds. Outbuilding/kennels with outdoor run.
Far reaching countryside views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

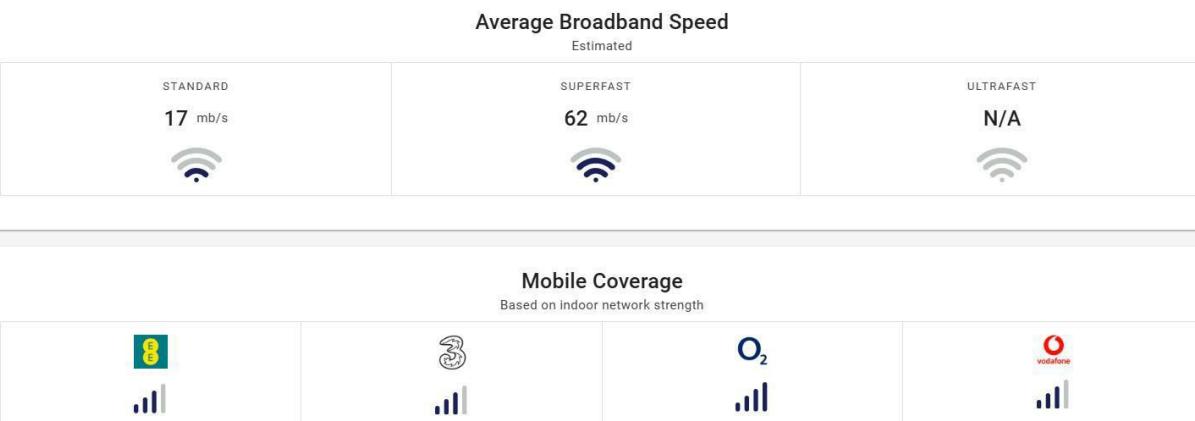
We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

- Semi-Detached Property
- Three Bedrooms
- Enclosed Rear Garden
- Far Reaching Countryside Views
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (Feb 26)
- Freehold
- Viewing Essential



We'd love to hear what you think!
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