



Llanon Road, Pontyberem, SA15 5NB

£179,950



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Llannon Road, Pontyberem, SA15 5NB

This spacious semi-detached property is located in the countryside, in the semi-rural village of Llannon. It features a larger-than-average mature garden, making it ideal for gardening enthusiasts. The interior includes well-proportioned rooms, four bedrooms, a ground-floor shower room, and a first-floor bathroom. The property is equipped with oil-fired central heating and double glazing. Additionally, there is ample parking available at the front of the property.

The village of Pontyberem offers good basic amenities to include cafe's, a mini supermarket and a Primary School with a range of facilities located at Cross Hands approximately 4.5 miles.





Accommodation:

Entrance Vestibule

Laminate flooring, door to:

Entrance Hallway

Laminate flooring, under-stairs storage, single panel radiator.





Lounge Diner

6.68m x 3.51m (21'11" x 11'6"/8'10")

Two single panel radiators, double glazed window to front & side.

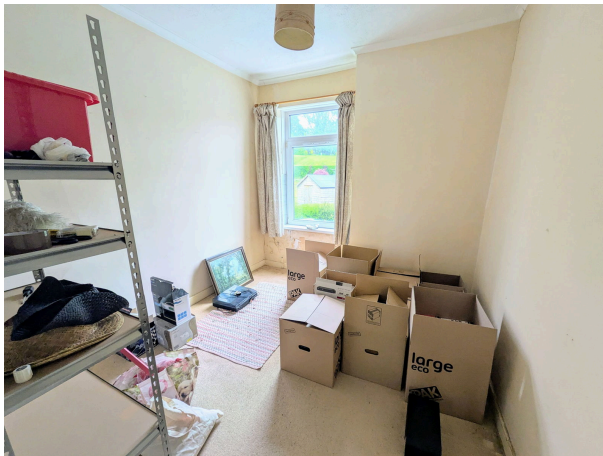
Kitchen/Breakfast Room

4.72m x 3.66m (15'6"/13'2" x 12'0")

Double glazed window to side, radiator, fitted with a range of wall & base units, space for cooker, sink & draining board, part tiled walls.

Utility Room

Double glazed window to rear, freestanding Worcester oil boiler providing domestic hot water & central heating, plumbing for washing machine.



Shower Room

Double glazed window to side, single panel radiator, WC, wash hand basin in vanity unit, electric shower in enclosure.

First Floor Landing

Access to loft with pull down ladder.

Bedroom One

3.43m x 2.9m (11'3" x 9'6")

Double glazed window to front, single panel radiator.



Bedroom Two

3.18m x 2.9m (10'5" x 9'6")

Double glazed window to side, radiator.

Bedroom Three

3.02m x 2.72m (9'11"/8'11" x 8'11")

Double glazed window to side, single panel radiator.

Bedroom Four

2.44m x 1.65m (8'0" x 5'5")

Double glazed window to front, single panel radiator.





Bathroom

4.04m x 1.8m (13'3" x 5'11"/4'2")

Double glazed window to side, double panel radiator, suite comprising WC, pedestal wash hand basin, panelled bath, storage cupboards.

Externally

Side driveway providing ample parking, side pedestrian access to a larger than average mature rear garden with an abundance of flowers, trees & shrubs, greenhouse, storage shed.

Services

We are advised that mains services are connected. Oil fired central heating.

Tenure

Freehold

Council Tax

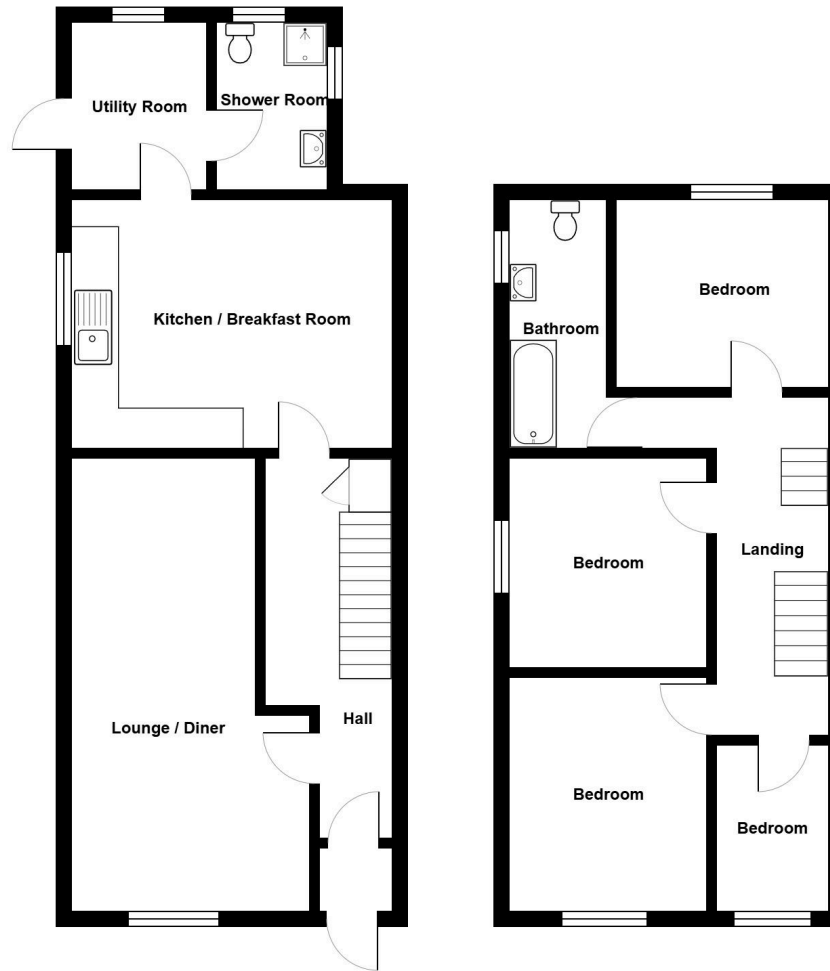
Band C

Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage is available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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Office Contact

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