



House - Semi-Detached (EPC Rating:) Freehold

DWYNANT, PONTYATES, LLANELLI, SA15 5RY

Offers In The Region Of

£165,000

3 Bedroom House - Semi-Detached located in Llanelli

Thomas & Thomas Estate Agents have pleasure in offering for sale this well presented 3 Bedroom Semi Detached House located in a quiet cul-de- sac, in the village of Pontyates, which is located half way between Llanelli and Carmarthen, close to local shops, Doctors and Primary school. The accommodation comprises, Entrance hall, Lounge, Dining room, Conservatory and kitchen on the ground floor with 3 Bedrooms and Bathroom located on the first floor. The property benefits from Oil Central heating and uPVC Double Glazing . Externally there are Front and Rear low maintenance gardens, a detached garage and outbuildings, with fine views to the rear over open countryside.

Council Tax Band - C. Freehold. EPC-TBC. NO ONWARD CHAIN.

Entrance hall

With radiator, under stairs cupboard, coved ceiling, wooden flooring, stairs to first floor, doors to kitchen and lounge, uPVC front door and window.

Lounge

4.0 x 4.3 (13'1" x 14'1")

With radiator, tiled fireplace with electric fire, coved ceiling, uPVC window to the front.

Dining Room

2.79 x 2.0 (9'1" x 6'6")

With radiator, coved ceiling, sliding uPVC Patio door leading to conservatory.

Kitchen

2.79 x 3.20 (9'1" x 10'5")

With a range of base and wall units. stainless steel sink unit with mixer taps, electric cooker and hob with extractor above, plumbing for automatic washing machine, it also includes radiator, coved ceiling, part tiled walls, tiled floor, Floor mounted oil fired central heating boiler, uPVC window and door leading to the rear of the property.

Conservatory

3.5 x 2.55 (11'5" x 8'4")

With radiator, tiled floor, uPVC windows to the rear and side.

First Floor

With hatch to roof space, airing cupboard housing water tank, Wooden flooring uPVC window to the side.

Bedroom 1

3.69 x 2.82 (12'1" x 9'3")

With radiator, fitted wardrobes, coved ceiling, uPVC window to the rear.

Bedroom 2

3.68 x 3.62 (12'0" x 11'10")

With radiator, coved ceiling, uPVC window to the front.

Bedroom 3

2.69 x 2.18 (8'9" x 7'1")

With radiator, coved ceiling, built in cupboard , uPVC window the the front.

Bathroom

2.16 x 1.64 (7'1" x 5'4")

With low level flush WC, pedestal wash hand basin, bath with over electric shower and glass bi-folding door, tiled walls and floor, uPVC obscure glass window to the rear.

External

Front: With easy maintenance front with paving slabs and stones, double gates with parking leading to double garage and side access.

Rear: Enclosed rear garden With stoned seating area, lawn, shrubs, flower beds, far reaching views.

Services

Oil Central Heating, mains electricity, water and drainage.

COUNCIL TAX

Band-C

NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.



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VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

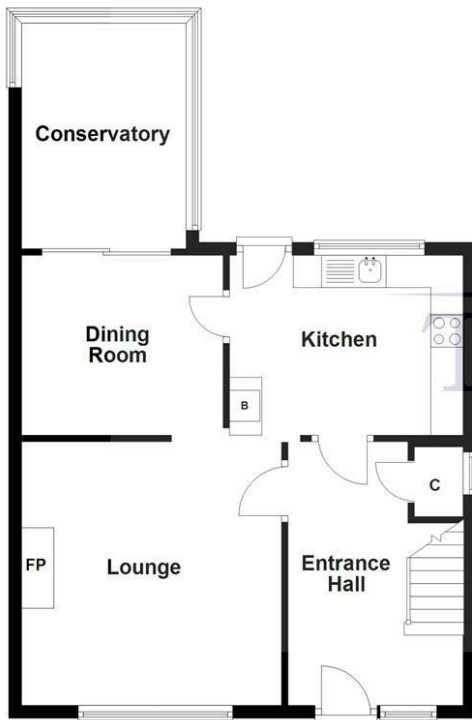
Directions

At Cross Hands roundabout take the exit onto Llandeilo Rd/A476, continue to follow A476, turn right onto Heol-y-Bryn/B4310 turn left onto Derwen Rd/B4317 turn right onto Heol Llandeilo/B4309 turn left into Dwyntant, the property can be seen on the left identified by our for sale board.



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Ground Floor



First Floor

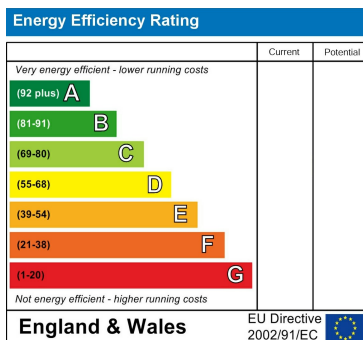


Total area: approx. 118.0 sq. metres (1270.6 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

