

**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Bodnant, Heol Y Bryn  
Pontyberem  
Llanelli  
SA15 5AG**

Offers In Region Of **£439,000**

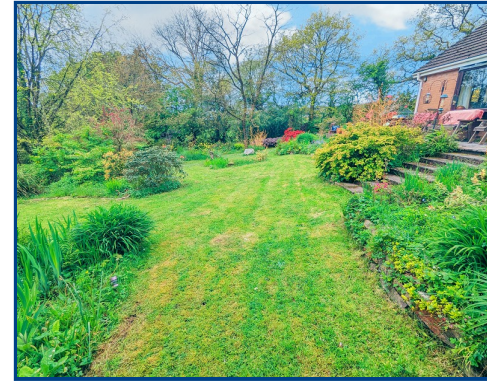
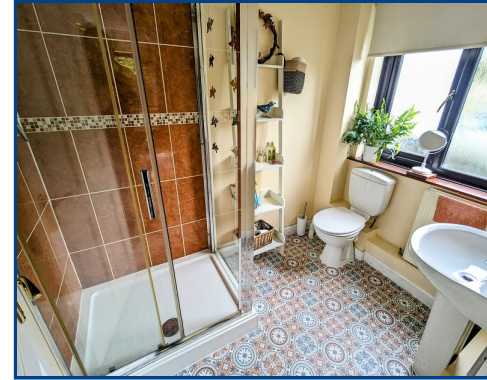


- Nicely Positioned Country Property & Large Garden
- Elevated Spot & Glorious Far Reaching Views
- Modern 4 Bed (3 Bath) Bungalow Ideal For Large Family
- Private Corner Plot Set Down Private Lane
- Approx. 1 Acre Of Established Well Stocked Gardens
- A truly Gardener's Paradise Rich In Wildlife
- Array Of Shrubbery, trees, 2 Wildlife Ponds, Patio's
- Good Car Parking Area & Useful Garage Block
- Only 5 Miles From Cross Hands & M4 Connection

**Viewing Highly Recommended**  
**General Description**

A nicely positioned detached 4 bedroom (3 bath) bungalow set in a gardener's paradise amounting to approx. 1 acre of extensive mature well stocked gardens which viewing is essential to appreciate what's on offer. The property occupies an elevated position with lovely far reaching views overlooking the garden and surrounding countryside. Affords roomy family sized accommodation including large master bedroom suite with en suite and sun lounge to relax. Outside there is ample parking area and garage block.

**EPC Rating: D60**



Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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**Professional Services**

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Tel: **01267 230 645**

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## Heol Y Bryn, Pontyberem, Llanelli, Carmarthenshire.

### Property Description

**\*\* VIEWING ESSENTIAL TO APPRECIATE WHAT'S ON OFFER \*\*** - A modern detached bungalow residence having a private corner position set down a private shared lane and being easily accessible to the village. The property provides a spacious detached extended dwelling offering spacious family sized accommodation set in approx. an acre of wonderful established mature grounds and gardens.

The accommodation provides entrance hall leading to living room with splendid far reaching views, dining room, kitchen/breakfast room leading to sun lounge to relax, study/workroom/bedroom, utility and WC, 4 double bedrooms (2 with en suite facilities) including large master suite bedroom and family bathroom.

Outside there are extensive mature established secluded gardens being a gardener's paradise and being rich in wildlife, with an array of shrubbery, mature trees, 2 wildlife ponds, patio/seating areas, flower beds etc. Ample car parking area to side of property leading to useful garage block/workshop.

The property is conveniently located within the village of Pontyberem with basic amenities including schooling, supermarket, bus route and only some 5 miles from Cross Hands and the M4 connection giving easy access to Swansea, Cardiff and London. The towns of Llanelli and Carmarthen are 8.5 and 9 miles respectively offering a good range of amenities.

### Entrance Hall

Double glazed front entrance door, radiator, timber effect flooring, doors to:

### Living Room (18' 05" x 13' 01" ) or (5.61m x 3.99m)

Most attractive light and airy room with bay window to front taking advantage of the super views on offer overlooking the garden and surrounding countryside, patio doors to side garden, fireplace with wood burner stove, 2 radiators, timber effect flooring, glazed double doors to:

### Dining Room (11' 09" x 11' 01" ) or (3.58m x 3.38m)

Window to side, serving hatch to kitchen, radiator, timber effect flooring.

### Kitchen/Breakfast Room

Modern fitted range of base and wall cupboards with 1.5 bowl sink unit and mixer tap, plumbing for dishwasher, built in electric oven with gas 4 ring hob and hood over, built in electric eye level double oven, fridge space, tiled flooring, door to:

### Sun Lounge (15' 03" x 8' 01" ) or (4.65m x 2.46m)

Radiator, window to rear, rear exterior door, tiled flooring, door to:

### Office/Work Room (15' 04" x 8' 03" ) or (4.67m x 2.51m)

Currently used as office but would be ideally suited as playroom/workroom or additional bedroom.

### Utility Room (8' 06" x 7' 01" ) or (2.59m x 2.16m)

Fitted base cupboards with sink unit, plumbing for washing machine, tiled floor, fridge space, door to:

### W.C. (8' 06" x 3' 03" ) or (2.59m x 0.99m)

With WC and wash basin, radiator, tiled floor.

### Inner Hallway

Access to loft space, built in double cloaks cupboard, separate store cupboard, doors to:

## Heol Y Bryn, Pontyberem, Llanelli, Carmarthenshire.

### Master Bedroom Suite (20' 09" x 13' 11" ) or (6.32m x 4.24m)

Most spacious room with French doors to rear, radiator, range of fitted wardrobes, door to:

### Ensuite Shower Room

Wet/shower room being ideal for disabled persons with raised WC and wall grips, sink unit, heated towel rail.

### Bedroom 2 (14' 05" x 13' 0" ) or (4.39m x 3.96m)

Double aspect windows, radiator, door to:

### En-Suite Shower Room (7' 11" x 5' 06" ) or (2.41m x 1.68m)

Modern suite comprising shower cubicle, WC, wash basin, radiator.

### Bedroom 3 (11' 08" x 10' 00" ) or (3.56m x 3.05m)

Window to side, radiator.

### Bathroom (8' 04" x 8' 03" ) or (2.54m x 2.51m)

Modern suite comprising bath, WC, wash basin, heated towel rail, no window to this room.

### Bedroom 4 (13' 0" x 9' 07" ) or (3.96m x 2.92m)

Currently used as study with window to front having lovely views, radiator.

### Outside

A particular feature of the property is the large well established and stocked mature gardens on offer, being an absolute gardener's paradise and rich in wildlife. There are extensive secluded and private gardens amounting to nearly an acre with an abundance of shrubbery, mature trees, perennials, 2 wildlife ponds, secluded seating and patio areas to relax and enjoy, flower beds, mature fruit trees, further gardens to side and rear with patio areas, greenhouse, garden shed and log store, soft fruit cage with vegetable beds. The whole commanding delightful views to the front overlooking the garden and surrounding countryside. The property is approached down a shared private tarmac lane with gateway leading into good sized parking area, with detached garage block 18'2 x 18'1 with two up and over doors, power and light connected, fitted work bench, oil fired boiler, side courtesy door.

### Broadband and Mobile phone

Broadband is available in the area. Mobile phone signal varies depending on network, please check with your network provider for more information.

### Services

Mains electricity, mains water, private drainage supply, oil central heating.

### Tenure

Freehold

### Council Tax

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