



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

Herberdeg Villa
Herberdeg Road
Pontyates
Llanelli
SA15 5UR

Offers In Region Of **£350,000**



- Character Detached 4 Bed (En Suite) Family Home
- Quiet Rural Spot & Superb Countryside Views
- Adjoining Country Lane & Easily Accessible
- Well Presented Throughout - Original Features
- Arranged on 3 Floors & Conservatory
- Good Sized Plot & Ample Car Parking Area
- Modern Garage/Workshop & Stable Block
- Potential Commercial Usage (STC)
- Only 5 Miles From Pembrey & Country Park

General Description

A character detached 4 bedroom (2 bath) family home adjoining a quiet country lane having a lovely rural elevated position commanding super countryside views. The property offers spacious well presented accommodation arranged on 3 floors having been modernised yet retaining original features. Outside there are spacious grounds together with useful outbuildings including general purpose garage/workshop ideal for commercial purposes (STC) and stable block. The villages of Pontyates is only 1 mile with Pembrey Country Park 5 miles distance.

EPC Rating: G20

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

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Herberdeg Road, Pontyates, Llanelli, Carmarthenshire.

Property Description

A detached period country house having a lovely private rural location with no immediate neighbours adjoining a quiet country lane, enjoying superb far reaching views across open countryside. The property offers considerable charm and character with original features arranged on 3 floors, having been nicely modernised throughout with gas fired central heating and double glazing.

The accommodation comprises open plan living/dining room with stairs to first floor, galley kitchen/breakfast room with modern fitted cupboards, downstairs cloakroom and conservatory. First floor provides 3 bedrooms one with en suite facility with second floor bedroom and family bathroom.

Outside there is a good sized plot with forecourt providing ample car parking/turning area, lawned garden with ornamental fish pond, range of useful outbuildings including garage/workshops with commercial potential (STC) and purpose built stable block comprising 4 boxes with concrete paved exercise yard.

The property enjoys a delightful rural outlook across open farmland being easily accessible to all amenities with the village of Pontyates only 1 mile away with school, garage and convenience store, with Carway village and popular racecourse also being approx. 1 mile away. The coastal village of Pembrey is only 5 miles away with the lovely Country park, sandy beach and cycle path.

Open Plan Living/Dining Area (23' 0" x 13' 07") or (7.01m x 4.14m)

Double glazed front entrance door, 2 windows to front, 2 feature fireplaces with multi fuel stoves with feature breast, under stairs storage cupboard, wall lighting, panelled wall, down lighters, 2 radiators, door to:

Kitchen/Breakfast Room (25' 08" x 6' 06") or (7.82m x 1.98m)

Range of modern fitted base and wall cupboards with granite effect worktops, resin sink unit with mixer tap, tiled flooring, down lighters, plumbing for dishwasher and washing machine, radiator, door to:

Cloakroom (5' 05" x 2' 11") or (1.65m x 0.89m)

Modern suite comprising designer hand basin on wood surface vanity, WC, gas central heating boiler, tiled flooring, attractive panelled walls.

Conservatory (13' 03" x 9' 08") or (4.04m x 2.95m)

Fully double glazed windows, French doors to outside, slate effect tiled flooring, wall lighting, radiator.

First Floor Landing

Stairs to second floor, radiator, doors to:

Bedroom 1 (18' 11" x 7' 03") or (5.77m x 2.21m)

Window to rear, radiator, door to:

Herberdeg Road, Pontyates, Llanelli, Carmarthenshire.

Ensuite Shower Room (7' 02" x 6' 07") or (2.18m x 2.01m)

Modern suite comprising tiled shower cubicle, wash basin with mixer tap on vanity, WC, tiled flooring and walling, radiator, timber panelling to wall.

Bedroom 2 (13' 11" x 9' 10") or (4.24m x 3.00m)

Window to front with lovely views, radiator, down lighters.

Bedroom 3 (10' 06" x 7' 07") or (3.20m x 2.31m)

Window to front, radiator.

Second Floor Landing

Doors to:

Bedroom 4 (11' 06" x 7' 10") or (3.51m x 2.39m)

Window to side with lovely views, radiator.

Bathroom (10' 11" x 7' 09") or (3.33m x 2.36m)

Modern suite comprising freestanding slipper bath with chrome mixer tap, tiled shower cubicle, wash basin on vanity with mixer tap and tiled surround, WC, radiator.

Outside

Gated entrance from the country lane leading into spacious graveled and paved courtyard providing spacious car parking/turning area. Useful range of outbuildings including general purpose building - 12m x 6m arranged in 2 areas with roller shutter doors and courtesy door being ideal for commercial use (subject to consent), purpose built stable block divided into 4 loose boxes measuring 12' x 12' each with a joining concrete paved exercise yard. Enclosed lawn garden to rear with ornamental fish pond to relax and enjoy.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, private drainage supply, lpg central heating and double glazing.

Council Tax

D

Directions

From Pontyates proceed passing the Asda filling station on your right and continue over the railway crossing taking the next right immediately after signposted Carway. Proceed along for 0.6 mile and take a left turning onto Herberdeg road and continue up the lane for approx 0.4 mile and the property will be found further along on the right.

