

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

**Arlon Ashgrove
Pontyberem
Llanelli
Carmarthenshire
SA15 5LB**

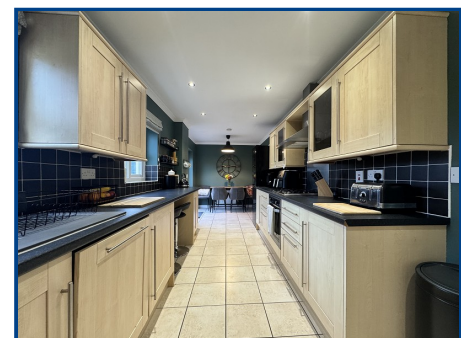
Price **£230,000**



- Three bedroom detached house
- Living room, reception room
- Kitchen/ dining room, utility room
- Bathroom, WC, en-suite
- Upvc glazing
- Gas fired central heating
- Driveway
- Garage

General Description

We have the pleasure in offering for sale this three bedroom detached home in the village of Pontyberem close to local amenities including public houses, restaurants, shops, primary school. The property is approximately 4 miles to Cross Hands and its amenities including a near by retail park and access links to the M4.



EPC Rating: C75

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@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.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Ashgrove, Pontyberem, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached home in the village of Pontyberem close to local amenities including public houses, restaurants, shops, primary school. The property is approximately 4 miles to Cross Hands and its amenities including a near by retail park and access links to the M4. The property is approximately 10 miles from Carmarthen, and approximately 9 miles from the town of Llanelli and their wider available amenities.

The accommodation briefly comprises hallway, living room, kitchen/ dining room, utility room, WC, reception room, landing, bathroom, and three bedrooms, one with an en suite.

The property benefits from upvc glazing, gas fired central heating, off road parking, garage and a landscaped garden.

Upvc glazed door to

Hallway

Radiator, coved ceiling, stairs to first floor, battery alarm, dado rail.

Living Room

Upvc glazed window to front, radiator, coved ceiling, TV point, telephone point.

Kitchen/ dining room

Upvc glazed patio doors to rear, two upvc glazed windows to rear, radiator, coved ceiling, eight down lights, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl sink unit with mixer tap, oven point, gas hob with extractor fan over, plumbing for dishwasher, battery smoke alarm.

Utility Room

Coved ceiling, tiled floor, plumbing for automatic washing machine, integral door to garage.

W.C.

Radiator, coved ceiling, tiled floor, close coupled WC, wash hand basin in unit, extractor fan.

Reception Room.

Upvc glazed window to front, radiator, coved ceiling, telephone point.

Landing

Radiator, coved ceiling, hatch to roof space, hard wired smoke alarm.

Bedroom 1 (13' 5" x 8' 7") or (4.09m x 2.62m)

Upvc glazed window to rear, radiator, coved ceiling, TV point.

Ashgrove, Pontyberem, Llanelli, Carmarthenshire.

En Suite (8' 8" x 3' 3") or (2.63m x 0.99m)

Upvc glazed window to front, towel radiator, coved ceiling, down light with extractor fan, part tiled walls, close coupled WC, wash hand basin in unit, shower cubicle, shaver point.

Bathroom (6' 2" x 6' 0") or (1.87m x 1.84m)

Upvc glazed window to rear, radiator, coved ceiling, down light with extractor fan, tiled floor, close coupled WC, pedestal wash hand basin, bath with electric shower over.

Bedroom 3 (9' 9" x 6' 10" Min) or (2.98m x 2.09m Min)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 2 (11' 4" x 10' 7") or (3.45m x 3.22m)

Two upvc glazed windows to front, radiator, coved ceiling, TV point, telephone point, storage cupboard.

Outside

Driveway to side leading to garage.

Side access to rear garden.

Patio area to rear leading to lawned area. Gravel area housing storage shed, and stepping stones to patio seating area. Planting beds with mature trees and shrubs.

Garage

Double doors to front, upvc glazed door to rear, Worcester gas fired boiler controlling domestic hot water and central heating.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Cross Hands on Bethania Road, turning right down into High Street. Proceed along High Street and turn left at the signpost to Pontyberem onto Derwen road. Continue along Station Road and take a left on to Ashgrove and keep left where the property can be found on the left hand side.

