



Floor 1



Approximate total area⁽¹⁾

1345.47 ft²
125 m²

Balconies and terraces

298.48 ft²
27.73 m²

Reduced headroom

20.39 ft²
1.89 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 2

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

Timber-framed property

TAX: Band E'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

TAKE ON JHL/SC/0825/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



Arosfa Ashgrove, Pontyberem, Llanelli, Carmarthenshire, SA15 5LE

- Timber-framed, Detached Property
- Cloakroom, Family Bathroom & En-suite Shower Room
- Good-size Rear Garden
- Village Location
- Three Double Bedrooms
- Spacious Lounge & Kitchen/Diner
- Ample Parking For An Array Of Vehicles
- COUNCIL TAX BAND E. EPC RATING C.

£269,995

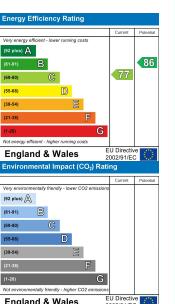
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The Agent that goes the Extra Mile





..AGENTS VIEWING NOTES

KEY INFORMATION Timber-framed property. Mains gas, electric, sewerage and water connected. Council Tax Band E. There are easements on the title, we have a copy on file. For this location according to Offcom this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- full O2 coverage, limited coverage for EE, Three and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

CLOAKROOM

LOUNGE

KITCHEN/BREAKFAST/DINER

UTILITY ROOM

LANDING

FAMILY BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

DIRECTIONS

At our office turn left and head for Station Road traffic lights, at the traffic lights turn right moving into the left-hand lane as you follow the road around. At the second set of traffic lights go straight ahead going through West End taking the first turning on your right signposted "New Road". Follow the road and at the mini-roundabout go straight across and follow the road passing "Stradey Park Hotel" on your right. Continue following the road going through "Five Roads", and coming into "Cynheidre". At the crossroads turn right driving through a country road "Myrtle Hill". At the junction turn right and follow this road coming into "Pontyberem", go past "CKS Supermarket", taking the fourth turning off on your right, signposted "Ashgrove". Follow the road up and turn right, the property is situated on your right, second one in, Arosfa.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

