

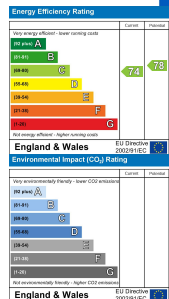


1 Myrtle Hill, Ponthenry, Llanelli, SA15 5PD

- Traditional End-of-terrace "Turn-key" Property
- Two Basement Rooms
- Immaculately Presented Throughout
- Chain-free!
- Three Bedrooms
- Ample Allocated Parking
- Rear Enclosed Garden With Valley Views
- EPC RATING C. COUNCIL TAX BAND TBC.

Chain Free £169,950

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





Chain-free, turn-key and located in Ponthenri! New to the market we are pleased now to offer you 1 Myrtle Hill which has undergone a huge transformation by the current vendor, from a derelict building with concrete floors and bare-brick walls into what you see now: a modern three-bedroom property. From the floor to the ceiling, everything is new and finished to a very good standard, making this an ideal property for someone who wants a fuss-free, hassle-free home with no work needed. Offering allocated parking spaces and an enclosed rear garden, along with another bonus, a basement, ideal for extra storage or to convert for extra accommodation. EPC RATING C. COUNCIL TAX BAND TBC.

Accommodation comprises: Lounge, inner hallway, bathroom, kitchen/breakfast room, doors and stairs down to two basement rooms, landing and three bedrooms. Externally, to the rear, this garden has views of the local countryside from all levels and can be enjoyed from the garden. Allocated parking spaces.

Ponthenri is a small rural village in Wales, located in the centre of the Gwendraeth Valley, halfway between the towns of Carmarthen and Llanelli. There are no shops now, although the village has one pub (The Baltic Inn) and a social club. The majority of amenities are located in the neighbouring village of Pontyates. Pontheri offers peace in rural surroundings but is only a short drive from the hustle and bustle of town life.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band TBC. This property has undergone a full renovation and the vendor has informed us that planning permission and building regulations are in place. There is a basement situated in the property. Allocated Parking is situated to the side of the property. For this location, according to Ofcom, the following information applies: Broadband availability - up to Ultrafast (1800 Mbps); Mobile availability - variable mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a

mining report is recommended for this property.
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BEDROOM 1

BEDROOM 2

BEDROOM 3

LOUNGE

INNER HALLWAY

BATHROOM

KITCHEN/BREAKFAST ROOM

BASEMENT ROOM 1

BASEMENT ROOM 2

LANDING



DIRECTIONS

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