



Heol Y Meinciau, Llanelli, SA15 5TR  
£275,000



Davies Craddock Estates is pleased to present for sale, Jerusalem Chapel, a converted chapel nestled in the heart of Pontyates village.

As you enter, you'll be greeted by an open-plan living space that seamlessly flows into the kitchen, with bedroom one, followed by a family bathroom and utility room.

Ascending the open staircase, you are welcomed on to the gallery landing, a large living space overlooking the open plan living below onto a further two bedrooms and separate W/C.

Externally the property benefits from an enclosed courtyard garden with decking area and off-road parking.

With no onward chain, early viewing is essential to see what this unique property has to offer.

Briefly comprising of;

#### **Entrance Porch**

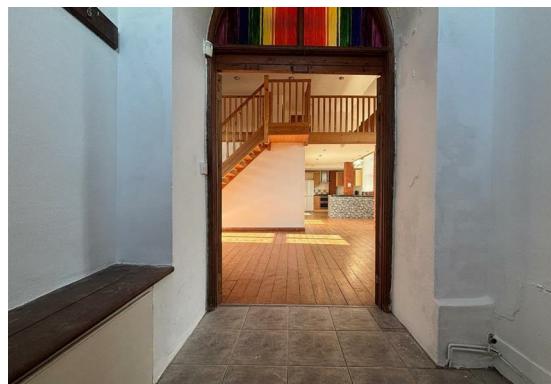
**7'0" x 8'0" approx. (2.15 x 2.44 approx.)**

Entre via double door into porch. Tiled flooring, bench with storage, storage housing meter. Double doors into;

#### **Open Plan Living/Kitchen**

**35'5" x 23'9" approx (max) (10.8 x 7.25 approx (max))**

L-shaped open plan living space. Six arched windows to front and side, wooden flooring, wooden stairs to first floor, four radiators, spotlights. Kitchen fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven, gas hob with extractor hood over, space for fridge/freezer and washing machine.





### **Bedroom One**

11'6" x 12'7" pprox. (3.51m x 3.84m pprox.)

Window to side, radiator, wooden flooring,

### **Bathroom**

6'3" x 10'8" approx. (1.93 x 3.27 approx.)

Fitted with W/C, hand wash basin, shower cubicle, panelled bath, laminate flooring, window to side, radiator.

### **Utility**

5'10" x 7'2" approx. (1.80 x 2.19 approx.)

Worktop with space for dishwasher, boiler (WORCESTER), door to garden.

### **Open Plan Gallery Living Space**

20'1" x 15'2" approx (max) (6.14 x 4.63 approx (max))

L-shaped open plan space, wooden flooring, wooden banister surround, arch window to side, spot lights, radiator.



### **Bedroom Two**

12'1" x 15'5" approx. (3.68m x 4.70m approx.)

Wooden flooring, arch window to side, window to rear, radiator.

### **Cloakroom**

4'7" x 3'4" approx. (1.41 x 1.03 approx.)

Fitted with W/C, hand wash basin, radiator, extractor fan.

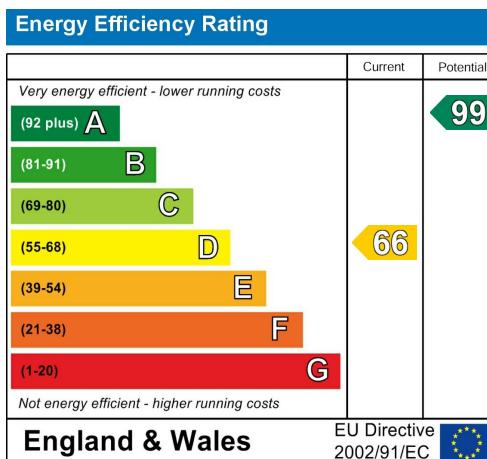
### **Bedroom Three**

7'6" x 13'1" (2.29 x 4.00)

Wooden flooring, window to rear radiator, loft access.

### **External**

Front courtyard. To the rear, via side access. Enclosed garden with patio and decking areas with mature trees and shrubs, shed.



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

- Detached Converted Chapel
- Three Bedrooms
- Open Plan Living Space
- Enclosed Garden
- Off Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 116 m<sup>2</sup>
- No Chain
- Freehold - TBC
- Viewing Essential

We'd love to hear what you think!  
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