Terry Thomas & Co
ESTATE AGENTS









# Ty Bach Twt Hen Heol Y Banc

## Pontyberem, Llanelli, SA15 5BT

Located in Hen Heol Y Banc, Pontyberem, this detached dormer bungalow occupies a plot of approximately 0.05 acres and has benefited from a number of recent improvements.

The accommodation includes a spacious lounge, kitchen, two bedrooms, shower room/wet room and a first-floor bedroom with en-suite cloakroom. The property also benefits from uPVC double glazing, a newly installed pitched slate gable roof and recent rewiring.

Externally, there is a gated concrete driveway providing parking for up to three vehicles, making this an ideal home for those seeking comfortable accommodation with useful parking.

## Offers in the region of £189,500

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A detached dormer bungalow of traditional cavity construction, occupying a plot of approximately 0.05 acres. The property has benefited from a number of recent improvements, including uPVC double glazing, a re-roof with pitched slate gable roof and recent rewiring. The accommodation provides two bedrooms, with the principal bedroom on the ground floor, together with a shower room/wet room, lounge, kitchen and first-floor bedroom with en-suite cloakroom.

### Front Garden & Parking

To the front of the property is a gated entrance opening onto a concrete driveway providing off-road parking for approximately three vehicles, with additional on-street parking available. The front garden is partly crazy paved and features raised borders containing a variety of established shrubs and foliage. An EV charging point is also provided. Pathways to both sides of the property provide access to the rear garden.

### Entrance Porch

A glazed entrance door opens into the entrance porch, which provides useful space for storage and houses a log store. A further uPVC double glazed entrance door leads into the kitchen.

### Kitchen

7'0" x 10'2" (2.14m x 3.10m)
Fitted with a range of base and eye-level units having beech-effect door and drawer fronts, together with a one-and-a-half bowl stainless steel sink and mixer tap. There is plumbing for a washing machine, space for a fridge freezer, Bosch fan-assisted oven and grill, four-ring mains gas hob and extractor. The walls are part tiled with patterned inserts, while uPVC double glazed windows overlook the side and rear. The room has a slate-effect ceramic tiled floor, panel radiator and access to a small loft space above.

### Rear Hallway

The rear hallway has a staircase rising to the first floor, open recess beneath the stairs and ceramic tiled flooring. uPVC double glazed French doors with matching windows to either side provide access to the rear garden. A wall-mounted Potterton mains gas-fired combination boiler serves the central heating and domestic hot water and has been recently serviced. The hallway also provides access to the shower room, bedroom one and lounge.

### Lounge

10'10" x 11'5" maximum (3.31m x 3.49m maximum)
A well-proportioned reception room featuring large uPVC double glazed windows, solid oak flooring and a feature fireplace with pointed stone surround and slate hearth housing a wood-burning stove installed approximately two years ago. The room benefits from a high ceiling of approximately 2.60m and has a panel radiator with thermostatic control.

### Bedroom One

9'10" x 11'4" (3.00m x 3.46m)
A good-sized double bedroom with uPVC double glazed window, built-in triple wardrobe with sliding doors including a central mirrored door, and solid oak flooring. The room also has a panel radiator with thermostatic control.

### Shower Room/Wet Room

6'3" x 5'10" (1.92m x 1.78m)
A practical wet-room style shower room fitted with a close-coupled WC, pedestal wash basin with disability-friendly tap fitting and an open walk-in shower with chrome mixer, rain shower head and body spray. The room has full tiled flooring and part porcelain tiled walls, wall-mounted extractor, panel radiator and uPVC double glazed window to the rear.

### First Floor Landing

The first-floor landing has uPVC double glazed windows overlooking the rear and provides access to bedroom two.

### Bedroom Two

17'7" maximum x 10'9" (5.37m maximum x 3.29m)
A spacious dormer bedroom with two uPVC double glazed windows to the front, built-in wardrobe units and additional storage cupboard. A panel radiator with thermostatic control is provided, together with access to the en-suite cloakroom.

### En-Suite Cloakroom

Fitted with a low-level WC and oval-shaped wash hand basin set within a vanity unit with beech-effect door fronts. There is also a panel radiator with thermostatic control and uPVC double glazed window to the rear.

### Rear Garden

The rear garden is well maintained and thoughtfully arranged, incorporating an artificial lawn providing a low-maintenance garden area together with a patio. A glass greenhouse is also provided, with a further area offering useful storage and composting space.





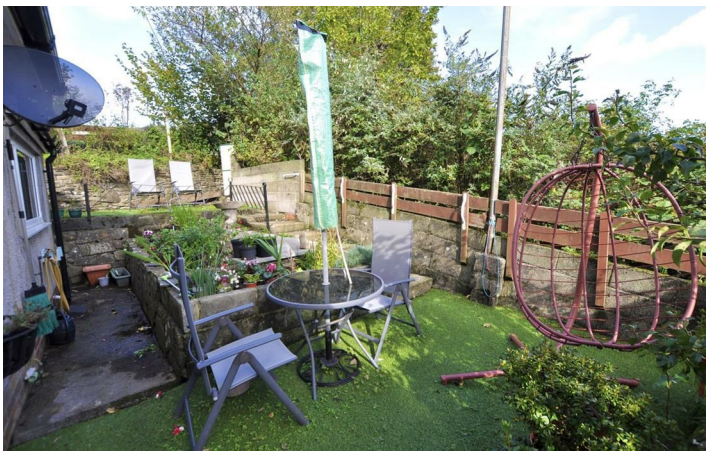














## Floor Plan

**Type:** Bungalow - Detached
**Tenure:** Freehold
**Council Tax Band:** B

**Services:** Mains electricity, water and drainage. Mains gas central heating
**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate 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.

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