





House - Detached (EPC Rating: D) Freehold

HEOL Y MEINCIAU, PONTYATES, LLANELLI, SA15 5SN

Offers In The Region Of

£376,000

THOMAS & THOMAS estate agents

6 2 2 D

6 Bedroom House - Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this 3 Storey Detached House full of character whilst retaining some original features sitting on a large plot in the village of Pontyates approximately 13miles from Llanelli Town Centre offering amenities for shopping, leisure, schools and Out of Town Retail Park with many national stores such as M&S, Tesco, Primark and many others. The accommodation comprises entrance hall, lounge, additional reception room, Dining Room, Kitchen, Large Utility Room (which can be used as second kitchen) Cloakroom and Conservatory on the ground floor with 4 Bedrooms and Bathroom located on the first floor and a further 2 Bedrooms (one with en-suite) located on the second floor. Externally the property sits on a large plot with enclosed front forecourt, driveway, Double Garage (partly converted to storage) with path leading to side and rear enclosed gardens with patio and lawned areas bordered by mature shrubs and trees. The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band - D. Freehold. EPC- D56. Some Original Features. VIEWING HIGHLY RECOMMENDED

Gound Floor
With stained glass fanlight above front door commissioned from local stained glass artist (in sealed triple glazed unit), an entrance door leading into....

Entrance Hall
With radiator, coved ceiling, ornate archway with decorative cornice either side, original pitch pine stairs to first floor with understairs storage and Victorian quarry tiled floor.

Cloakroom
1.64 x 0.85 (5'4" x 2'9")
With tiled floor, low level flush WC combined with vanity wash hand basin above.

Lounge
3.72 x 4.33 (12'2" x 14'2")
With radiator, cast-iron feature fireplace with solid fuel fire, Parquet flooring, coved ceiling with centre ceiling rose and window to the front.

Dining Room/Sitting Room
3.7 x 3.7 (12'1" x 12'1")
With marble effect fireplace, painted floorboards, ornate coved ceiling with centre ceiling rose and window to the front of the property and opening into....

Kitchen
3.2 x 3.3 (10'5" x 10'9")
With a range of base and wall units, single drainer sink unit with mixer taps, eye level oven, with coved ceiling and ceiling rose, space for dishwasher, washing machine, and fridge/freezer, small breakfast bar, and window to the rear of the property.

Utility Room
3.7 x 2.53 (12'1" x 8'3")
With a range of base, wall and display units, one and a half stainless steel sink unit with mixer taps, space for automatic washing machine, dishwasher and tumble dryer, space for American Style fridge/freezer, wall mounted gas boiler providing domestic hot water and central heating, parquet flooring, part tiled walls, spotlights and window to the rear of the property.

Conservatory
3.65 x 2.43 (11'11" x 7'11")
With tiled floor and large Sliding door leading to the side of the property.

First Floor
Landing area with window to the rear of the property and wooden staircase to second floor.

Bedroom 1
3.8 x 3.7 (12'5" x 12'1")
With radiator and windows to the front and side of the property.

Bedroom 2
3.2 x 3.8 (10'5" x 12'5")
With radiator, laminate flooring and window to the rear of the property.

Bedroom 3
3.2 x 2.8 (10'5" x 9'2")
With radiator and window to the rear of the property.

Bedroom 4
2.7 x 4.2 (8'10" x 13'9")
With radiator, and window to the front of the property.

Bathroom
2.00 x 1.71 (6'6" x 5'7")
With low level flush WC, pedestal wash hand basin with cupboard below, panelled bath with overhead shower attachment and glass screen, part tiled walls and window to the side of the property.

Second Floor
Landing area with spotlights and window to the rear of the property.

Bedroom 5
4.7 x 3.6 (15'5" x 11'9")
With spotlights, laminate flooring and Velux windows to the front and rear of the property, with the rear window being a fire escape window.

Bedroom 6
4.0 x 5.0 (13'1" x 16'4")
With radiator, spotlights, laminate flooring, with ensuite shower room and Velux window to the front of the property.

En-suite
1.8 x 2.8 (5'10" x 9'2")
With low level flush WC, pedestal wash hand basin, fully tiled double shower cubicle, extractor fan, spotlights and window to the rear of the property.

External
Front: With enclosed front forecourt accessed via a gate from the driveway which offers parking for 2 vehicles and leads to a Double Garage with up and over door (5.4m x 7.8m) partly converted for storage with electricity connected.

Side & Rear: With enclosed side and rear gardens with patio bordered by mature shrubs and trees, with (2.43m x 1.8m) shed and (3 x 1.8) lean to greenhouse, Orchard area including apple, pear, plum & cherry trees.



Council Tax
- Band D

Services
Mains gas, electricity, water and drainage.

TENURE
Freehold

NOTE
All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA
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Directions
From Ammanford make your way to Cross Hands, at the traffic lights go straight ahead to Tumble, continue through Tumble on B4317 to Pontyberem, go through Pont Henri to Pontyates, at the junction turn right onto Heol Meinciau and the property can be located on the right hand side and identified by our For Sale Board.





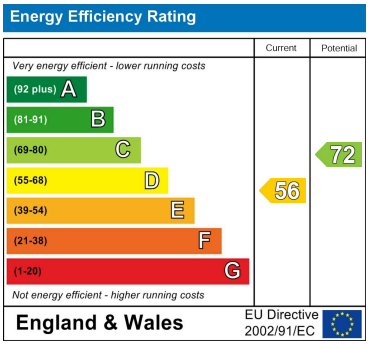


Total area: approx. 159.5 sq. metres (1717.3 sq. feet)

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.