


**Floor 1** Building 1




**Floor 2** Building 1

**Approximate total area**(1)

2188 ft²

203 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 electric, sewerage and water connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

WHAT3WORDS///backup.capers.retraced

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

Take on AJS/SC/0826/draft

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
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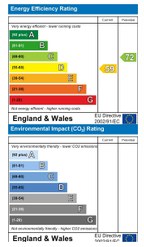






## Lizdale Mynyddcerrig, Pontyberem, Llanelli, Carmarthenshire, SA15 5BD

- **Split-level Detached, Traditional Bungalow With One-bedroom Annex**
- **Three Double Bedrooms**
- **Elevated Main Garden**
- **Wooden Lodge & Small Paddock (Updating Required)**
- **EPC RATING D. COUNCIL TAX BAND E.**
- **Sits On A Spacious Plot 0.63 Acres**
- **Family Bathroom & En-suite Shower-room**
- **Stable Block & Large Outbuildngs**
- **Ideal Versatile Family Home**
- **2 plots awpending planning approval**



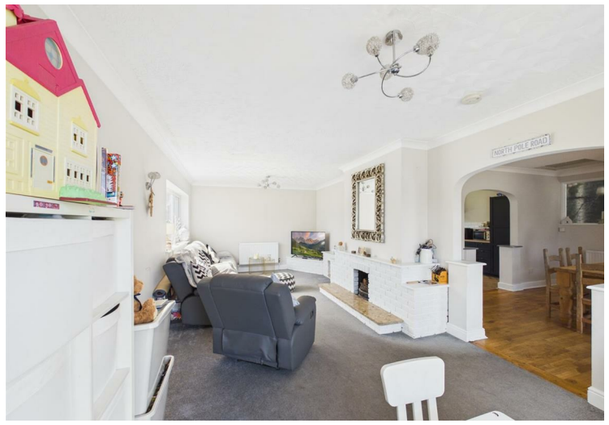

## Price £649,950

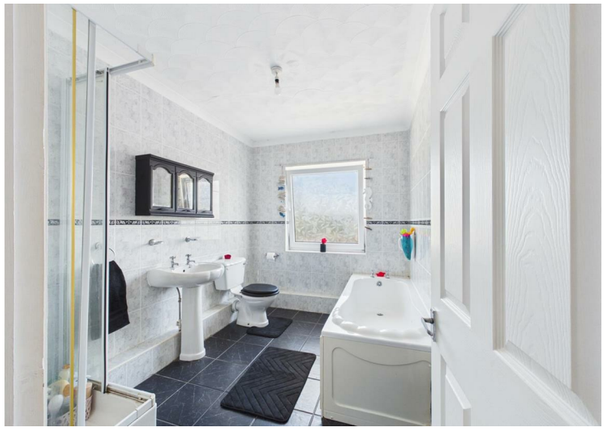
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***The Agent that goes the Extra Mile***



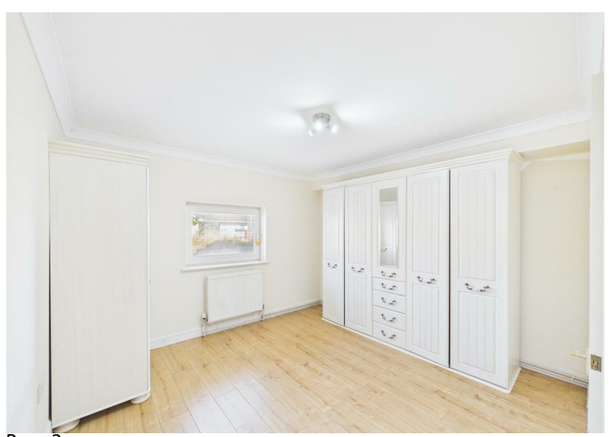


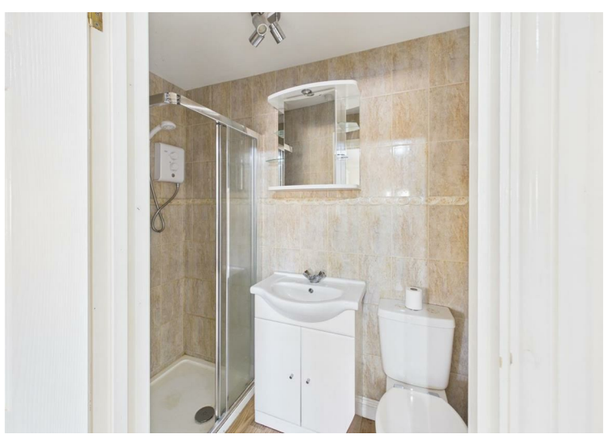


















Situated in the beautiful little village of Mynyddcerrig, a short drive away from Carmarthen, Crosshands and Llanelli, we have for sale this uniquely designed split-level three-bedroom, detached bungalow with a lot of many extras and ready to welcome all you lucky buyers! Lizdale was built by the vendors and has been a well-loved family home for over 40 years, and is now looking for the next owner to love the property as much as they did! Lizdale sits on a spacious plot which measures 0.63 acre and also features a one-bed annex on the lower ground floor ideal for versatile family living, as well as a wooden lodge and stable block. A viewing is highly recommended to appreciate the presentation, location and most importantly the size, so call us today on 01554 759655 to arrange your viewing! EPC RATING D. COUNCIL TAX BAND E.

Accommodation comprises : Entrance hall, inner hallway with family bathroom and three double bedrooms-main bedroom has an en-suite shower-room. Split-level down to the living accommodation-dining room, kitchen and lounge. Second staircase down to the annex. The annex comprises : shower-room, kitchen with breakfast area that leads into a dining room, one double bedroom with en-suite shower-room and lounge.

**..AGENTS VIEWING NOTES**

*** KEY INFORMATION *** Traditionally built property. Mains water, sewerage and electricity are connected. Oil central heating. Total plot area measures 0.63 acres (via Promap on 07/26). Split-level bungalow which means there are internal steps in the property. One bedroom annex can be self-contained. Wooden lodge requires work. The roof on the outbuildings have been updated from the asbestos roof sheeting to steel roof sheeting, please be aware the asbestos roof sheeting is being stored on the grounds until the vendor is able to get a contractor to dispose of it. 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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**GROUND FLOOR :**

**ENTRANCE HALL**

**INNER HALLWAY**

**STORAGE CUPBOARD**

**FAMILY BATHROOM**

**BEDROOM 1**

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

**BEDROOM 3**

**LOWER GROUND FLOOR :**

**DINING ROOM**

**KITCHEN**

**LOUNGE/DINER**

**STAIRS DOWN TO :**

**INNER HALLWAY**

**SHOWER ROOM**

**STORAGE CUPBOARD WITH BOILER**

**KITCHEN/BREAKFAST ROOM**

**DINING ROOM**

**BEDROOM**

**EN-SUITE SHOWER ROOM**

**LOUNGE**

**WOODEN LODGE :**

**LOUNGE AREA**

**POTENTIAL KITCHEN AREA**

**BEDROOM**

**EN-SUITE SHOWER ROOM**

**STEEL CONSTRUCTION OUTBUILDING**

**STABLE BLOCK WITH TACK ROOM & STORAGE ROOM**




## DIRECTIONS

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