



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 water, electric and sewerage connected. Electric wall-mounted heaters. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'A'

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

Take-on AJS/SC/1225/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
EMAIL: llanelli@westwalesproperties.co.uk

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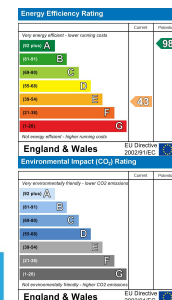


10 Gwendraeth Row, Pontyberem, Llanelli, SA15 5NA

- Terraced, Traditional Cottage
- Two Reception Rooms & Downstairs Shower Room
- Larger-than-average Front & Rear Gardens With Garage & Several Outbuildings
- Ideal Starter Home!
- EPC RATING E. COUNCIL TAX BAND A.
- Two Double Bedrooms
- Chain-free & Ready For Viewings
- Surrounded By Natural Beauty On A Quiet No-through-road
- One To View!

Price £114,950

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The Agent that goes the Extra Mile





Tucked away down a small country road in the village of Pontyberem, we have for sale this charming little cottage, chain-free and ready to view! If you're wanting peace and quiet away from the hustle and bustle of city like and surrounded by natural beauty then this could be the property for you. This lovely row of terraced cottages is a little bit different from the norm, long narrow gardens to the front with garage and also another garden to the rear with an outbuilding which used to house the only bathroom in the street for all the residents to use in exchange for coal! Call us today on 01554 759655 to arrange a viewing on this lovely "turn-key" cottage. EPC RATING E. COUNCIL TAX BAND A.

Accommodation comprises : Hallway with original quarry tiles, sitting room, lounge/diner, kitchen and shower room, small square landing and two double bedrooms. To the front a detached garage and garden which is mainly laid to lawn on a downward slope which meets a river boundary. To the rear, lane access and a good size outbuilding (requires renovation), three outbuildings, outhouse and aviary (all needing repair), greenhouse and the remainder is laid with lawn.

Pontyberem is nestled within the Gwendraeth Valley and benefits from primary schools, shops and amenities and community events. Pontyberem is historically famous for its coal mines and following their closure now remains a peaceful village. The railway lines leading to the coal mines now replaced with a safe and enjoyable cycle path stretching to Llanelli and the millennium coastal path. The village is within short distance to the county town of Carmarthen and has easy access to Crosshands and the M4. The village is serviced by regular bus links and is full of the village charm that you may be desiring.



..AGENTS VIEWING NOTES

OUTBUILDING/WORKSHOP

HALLWAY

OUTBUILDING/ORIGINAL

SITTING ROOM

BATHROOM

LOUNGE/DINER

KITCHEN

SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2



DIRECTIONS

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