

Approx Gross Internal Area
117 sq m / 1259 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: C
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProPs
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/06/26 OK

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

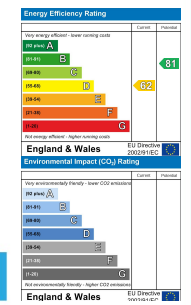


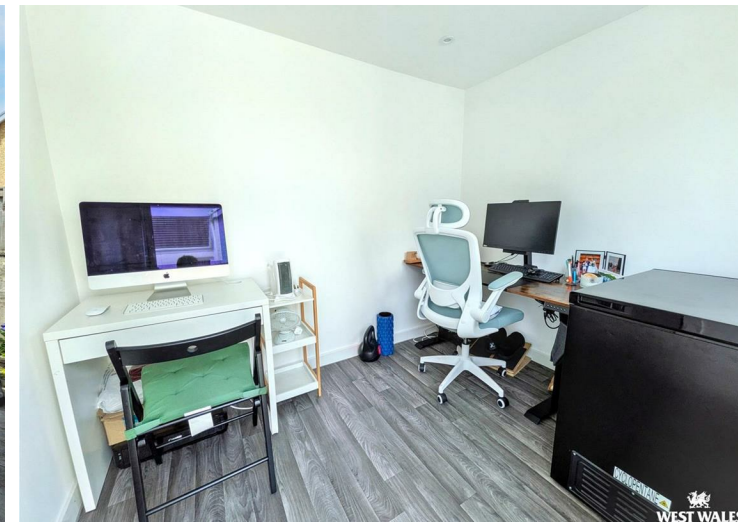
20 Ashgrove, Pontyberem, Llanelli, SA15 5LE

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SHOWER ROOM/FAMILY BATHROOM
- BEAUTIFULLY PRESENTED
- HEATING-GAS
- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/DINER
- OUTBUILDING CURRENTLY USED AS AN OFFICE
- LOCATED IN THE VILLAGE OF PONTYBEREM
- EPC-D

Offers In The Region Of £230,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





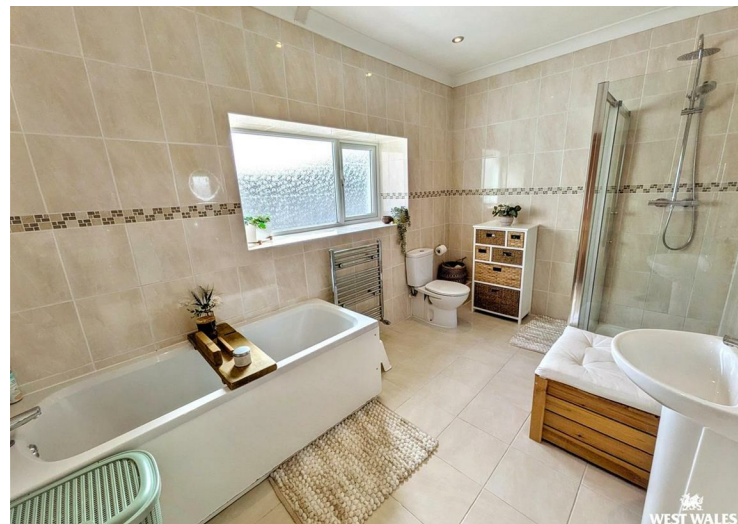
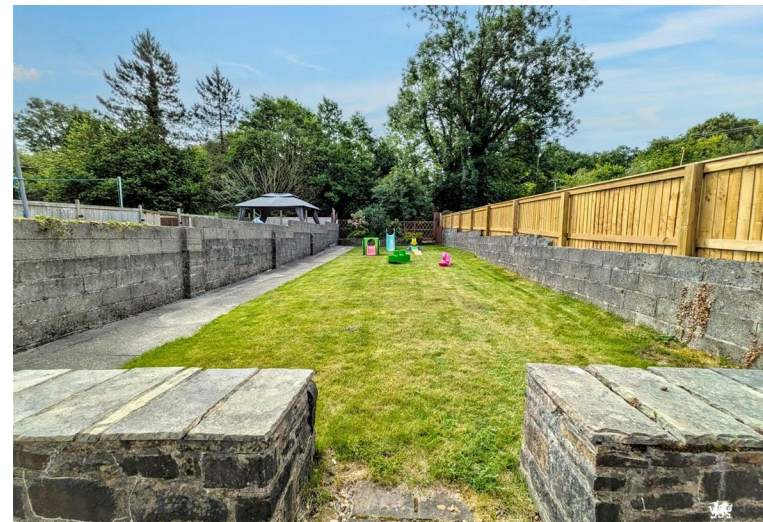
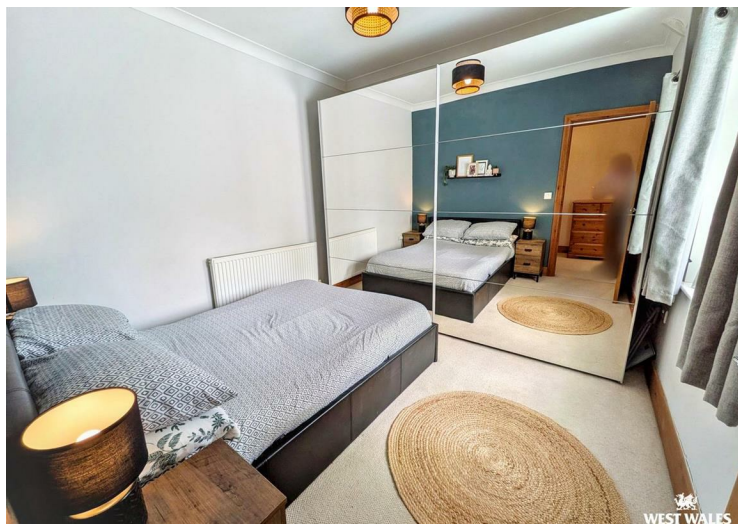
Beautifully Presented Three-Bedroom Semi-Detached Home

Located in the sought-after village of Pontyberem, this beautifully presented three-bedroom semi-detached home offers an excellent opportunity for a wide range of buyers seeking stylish accommodation in a convenient village setting. Ideally positioned just 25 minutes from both Llanelli and Carmarthen, the village benefits from a range of local amenities, schools and excellent transport links.

The accommodation is thoughtfully arranged and comprises a welcoming lounge, perfect for relaxing, and a well-appointed kitchen/diner that provides an ideal space for both everyday family life and entertaining guests. Off the kitchen is a practical utility room, offering additional space for laundry and household storage, which leads through to the contemporary ground-floor shower room, adding further convenience to the home. The first floor offers three bedrooms and a modern family bathroom.

Outside, the enclosed rear garden features a combination of lawn and patio areas, creating a private and enjoyable outdoor space ideal for relaxing, al fresco dining or family activities. An outbuilding, currently used as a home office, offers excellent versatility and would also suit a studio, hobby room, gym or additional storage.

Finished to a high standard throughout, this attractive home perfectly combines comfort, style and practicality in a desirable village location, making it an ideal choice for first-time buyers, growing families and those looking to downsize alike.



DIRECTIONS

From our offices on Dark Gate in Carmarthen, head along Lammas Street and follow it to Morfa Lane (B4312). Continue onto the A4242, then join the A40. At Pensarn Roundabout, take the third exit onto the A484 and stay on the A484 through the next roundabouts. Turn left onto the B4309, then left again onto the B4306 and continue for several miles. Next, turn left onto Capel Ifan Road (B4317). Finally, turn right into Ashgrove, follow the road as it bends left and then right, keeping left at the end to reach your destination. What3words:///weeps.outwit.boost See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.