

2 Llwyncrwn, Llanelli, SA15 5UD

£164,995

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Davies Craddock Estates are pleased to present for sale this charming semi-detached property in the village of Pontyates, Llanelli.

Set in a prime elevated position, the home boasts spectacular, far-reaching countryside views. The ground floor accommodation comprises a welcoming living room, kitchen, dining room, and a bright conservatory. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally: The front offers a driveway with off-road parking for two vehicles. The enclosed rear garden, offering panoramic rural views, boats a decorative stone sitting area with further patio, and a lawned area. Additionally, the property includes a versatile two-room brick storage shed and an outbuilding/kennel with enclosed run.

Conveniently situated in the heart of the Gwendraeth Valley, the village of Pontyates offers a perfect blend of semi-rural charm and modern convenience. The property is ideally positioned for commuters, sitting centrally between the bustling market town of Carmarthen and the coastal hub of Llanelli, with excellent road links via the B4309 and reliable bus services to both towns. Within the village itself, residents benefit from a range of essential amenities including a local primary school (Ysgol Pontiets), a post office, pharmacy, petrol station, and local convenience stores.

Early viewing is essential to see what this property has to offer.

























Entrance Hallway
Radiator, stairs to first floor.

Living Room
11'5" x 15'7" approx. (max) (3.50 x 4.75 approx. (max))
Window to front, radiator.

Kitchen
9'8" x 10'5" approx. (2.97 x 3.20 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for washing machine, radiator, tiled splash backs, tiled flooring, door to side, window to rear, opening into;

Dinning Room
10'6" x 10'5" approx. (3.22 x 3.18 approx.)
Laminate flooring, radiator, sliding door into

Conservatory
9'6" x 9'2" approx. (max) (2.91 x 2.81 approx. (max))
Tiled flooring, radiator, double doors to side.

Landing
Window to side, loft access (part boarded with fold down ladder, lighting, housing boiler (BAXI)

Bedroom One
9'7" x 14'0" approx. (2.94 x 4.28 approx.)
Window to rear, radiator, storage cupboard

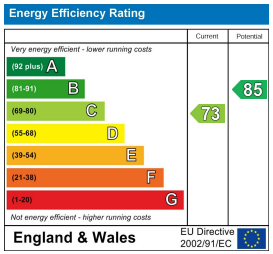
Bedroom Two
10'0" x 11'4" approx. (3.06 x 3.47 approx.)
Window to front, radiator, storage cupboard

Bedroom Three
9'6" x 7'1" approx. (2.91 x 2.16 approx.)
Window to front, radiator, built in bed with storage.

Bathroom
6'10" x 5'9" approx. (2.10 x 1.76 approx.)
Fitted with W/C & handwash basin vanity with storage, panelled bath with shower over, glass shower screen, heated town rack, vinyl flooring, respatex walls, window to rear.

External
FRONT: Driveway for two vehicles. Path leading to rear garden with side gated access.
REAR: enclosed garden with decorative stone and lawn area, steps down to patio area. Two room brick storage sheds.
Outbuilding/kennels with outdoor run.
Far reaching countryside views.

To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



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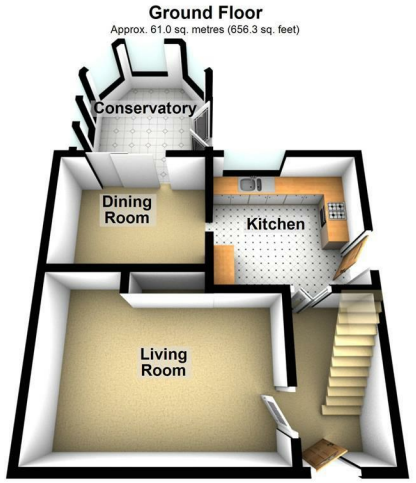
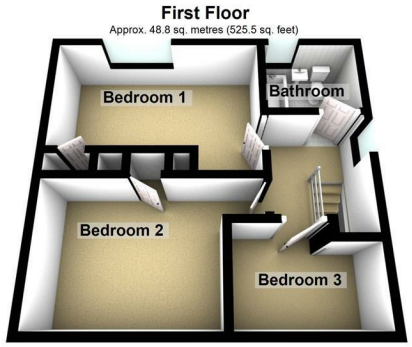
- Semi-Detached Property
- Three Bedrooms
- Enclosed Rear Garden
- Far Reaching Countryside Views
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - C (approx 77m2/828ft2)
- Council Tax - B (Provided by local authority, subject to chnage)
- Freehold
- Viewing Essential





Total area: approx. 109.8 sq. metres (1181.8 sq. feet)

We'd love to hear what you think!
LEAVE US A REVIEW

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