



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, gas and sewerage. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

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

Take on JHL/SC/0925/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

TELEPHONE: 01554 759655

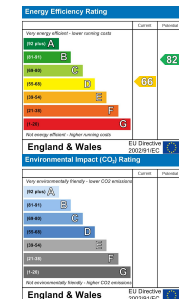


## 66 Heol Llanelli, Pontyates, Llanelli, Carmarthenshire, SA15 5UB

- Traditional, Semi-detached Property
- Upstairs Disabled Wet-room & Outside W.C.
- Good-sized Rear Garden
- Ideal F.T.B Property
- Village Location
- Spacious Lounge & Dining Room
- Driveway & Garage
- Requires Updating
- Chain-free!
- EPC RATING D. COUNCIL TAX BAND C.

**£170,000**

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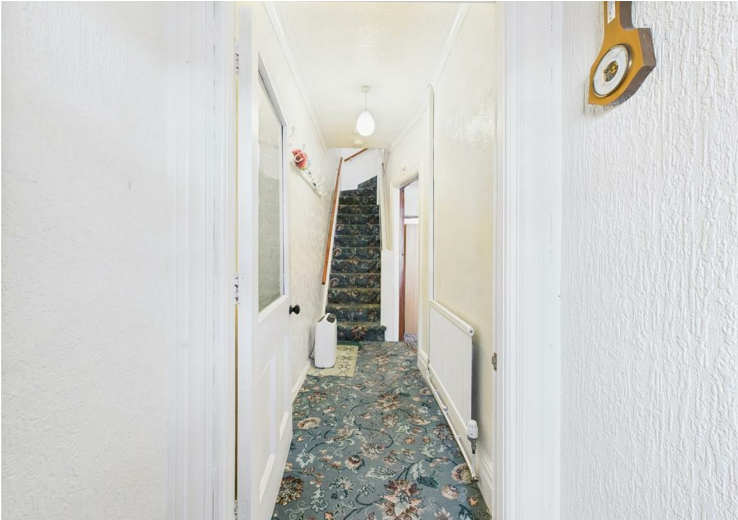


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*The Agent that goes the Extra Mile*







Chain-free and ready to view, we have this three bedroom, traditional semi-detached property for sale, an ideal FTB purchase to get yourselves on the property ladder! Situated in a quiet and friendly village of Pontyates, this property has been a well-loved family home for over 60 years and is looking for a new owner to love again! It requires a little bit of updating throughout but nothing to major, and a big bonus that comes with this property is the driveway, garage and spacious rear garden. Call today to arrange a viewing on 01554 759655. EPC RATING D. COUNCIL TAX BAND C.

Accommodation comprises : Vestibule, hallway, spacious lounge/dining room, kitchen/breakfast room, utility room, landing, disabled wet-room and three bedrooms. Externally and enclosed frontage laid with patio area and driveway to the side leading to a garage and the rear garden. To the rear you have an outhouse (W.C), two outbuildings, greenhouse and the remainder is a spacious garden.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering to ages 4-11, shops, eateries, and a local community centre. This former mining village is just 9 miles from the County town of Carmarthen and 7.1 miles from Llanelli, allowing you a vast range of shopping and facilities within a short car or bus drive.

**..AGENTS VIEWING NOTES**

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Mains gas, water, electric and sewerage connected. Council tax band C. For this location according to Offcom this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- full mobile phone coverage available for O2, limited phone coverage for EE, Three and Vodafone. From the information currently available to the Coal Authority, a mining report is recommended for this property. This property does require updating internally and the garden does require de-weeding. There is an asbestos roof on the garage.

**VESTIBULE**

**HALLWAY**

**DINING AREA**

**LOUNGE AREA**

**KITCHEN/BREAKFAST ROOM**

**UNDERSTAIRS STORAGE**

**UTILITY ROOM**

**LANDING**

**DISABLED WET-ROOM**

**STORAGE/BOILER CUPBOARD**

**STORAGE CUPBOARD**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**GARAGE**

**OUTHOUSE**

**OUTBUILDING 1 (SMALL)**

**OUTBUILDING 2**



**DIRECTIONS**

At our office turn left and head for Station Road traffic lights, at the traffic lights turn right moving into the left-hand lane as you follow the road around. At the second set of traffic lights go straight ahead going through West End taking the first turning on your right signposted "New Road". Follow the road and at the mini-roundabout go straight across and follow the road passing "Stradey Park Hotel" on your right. Continue following the road going through "Five Roads and "Cynheidre" (B4309). Continue following into the village of "Pontyates" driving on "Heol Llanelli", the property is situated on your left, number 66.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.