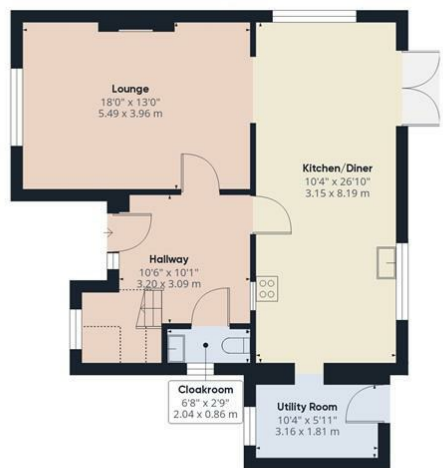
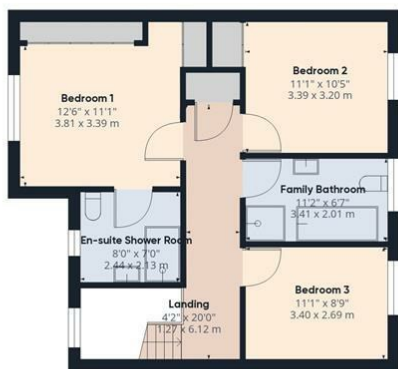




Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1345.47 ft<sup>2</sup>  
125 m<sup>2</sup>

**Balconies and terraces**

298.48 ft<sup>2</sup>  
27.73 m<sup>2</sup>

**Reduced headroom**

20.39 ft<sup>2</sup>  
1.89 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

Timber-framed property

TAX: Band 'E'

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

TAKE ON JHL/SC/0825/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**

22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



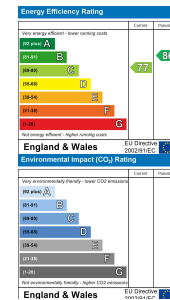
## Arosfa Ashgrove, Pontyberem, Llanelli, Carmarthenshire, SA15 5LE

- Timber-framed, Detached Property
- Three Double Bedrooms
- Cloakroom, Family Bathroom & En-suite Shower Room
- Spacious Lounge & Kitchen/Diner
- Good-size Rear Garden
- Ample Parking For An Array Of Vehicles
- Village Location
- COUNCIL TAX BAND E. EPC RATING C.

**£254,950**



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**The Agent that goes the Extra Mile**





Sitting on a good-size plot with ample parking to the front and a good-size rear garden to the rear, we have for sale this timber-framed, detached property in the charming village of Pontyberem. This property is an ideal family home and viewing is highly recommended to appreciate the size and location, being conveniently situated for easy access to both Carmarthen and Llanelli town by a short car journey. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, cloakroom, lounge, spacious kitchen/breakfast/diner, utility room, landing, family bathroom and three double bedrooms-master having an en-suite shower room. Externally to the front an open-aspect frontage with a gravelled driveway for ample parking of an array of vehicles. To the rear, a good-size garden with a decked area and then the remainder laid to level-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

\*\*\*KEY INFORMATION\*\*\* Timber-framed property. Mains gas, electric, sewerage and water connected. Council Tax Band E. There are easements on the title, we have a copy on file. For this location according to Ofcom this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- full O2 coverage, limited coverage for EE, Three and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

### HALLWAY

### CLOAKROOM

### LOUNGE

### KITCHEN/BREAKFAST/DINER

### UTILITY ROOM

### LANDING

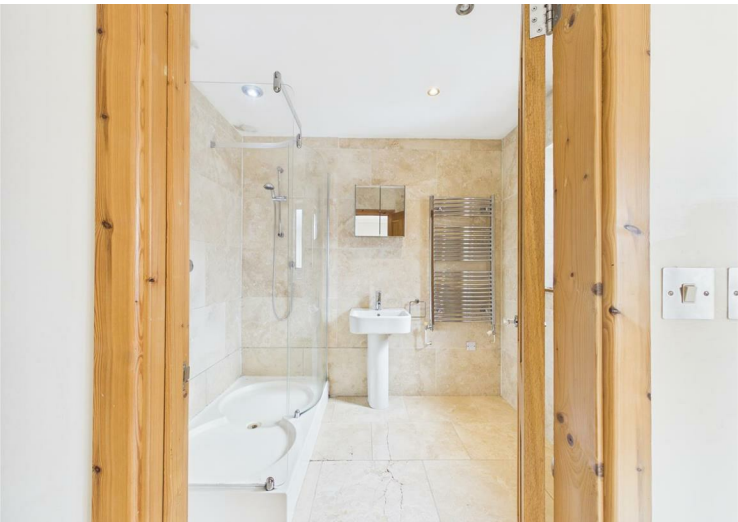
### FAMILY BATHROOM

### BEDROOM 1

### EN-SUITE SHOWER ROOM

### BEDROOM 2

### BEDROOM 3



### 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 coming into "Cynheidre". At the crossroads turn right driving through a country road "Myrtle Hill". At the junction turn right and follow this road coming into "Pontyberem", go past "CK'S Supermarket" , taking the fourth turning off on your right, signposted "Ashgrove". Follow the road up and turn right, the property is situated on your right, second one in, Arosfa!

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