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**224 Heol Y Meinciau, Pontyates, Nr Carmarthen, Carmarthenshire, SA15 5SN**

**Offers Around £145,000**

A DETACHED double fronted conveniently set Freehold traditional extended HOUSE (in need of selective updating) and comprising 2 LIVING ROOMS, A FITTED KITCHEN / BREAKFAST ROOM, GROUND FLOOR SHOWER ROOM, UTILITY ROOM, 2 FIRST FLOOR BEDROOMS AND A STUDY / BOX ROOM. The property benefits from MAINS GAS CENTRAL HEATING, PARTIAL DOUBLE GLAZING, good sized tarmac HARDSTANDING (big enough for 2 vehicles) and is set on an approx 0.22 ACRE PLOT with an approx 100' long rear garden. Empty property- NO ONWARD CHAIN. Approx 7.5 miles from Carmarthen and 7 miles from Llanelli.



## LOCATION & DIRECTIONS

Nicely set back from the B4309 at OS Grid Ref SN 464 100 on the edge of the large village of Pontyates - well served with local amenities including Primary School, Sub Post Office, Filling Station / Mini Market and Doctor's Surgery. About 8 miles south of Carmarthen County Town and 7 miles north of Llanelli. From CARMARTHEN take the A484 main Llanelli Road south - passing Pibwrlwyd College - and on to CWMFFRWD. At the end of the straight take the B4309 signposted Pontyates. Proceed into the village and approx 200 yds after the brow of the hill, the property will be on the left hand side approx 200 yards BEFORE the speed camera and identified by an Evans Bros "For Sale" board.

## CONSTRUCTION

We understand the original property is built of traditional solid stone walls with a more recent brick / block cavity extension, under a duo pitched concrete interlocking tiled roof to provide the following charming accommodation. FRONT ENTRANCE LOBBY, with a concreted floor and a staircase to the first floor.

## SITTING ROOM

10'6" x 10'5" (3.217 x 3.194)



Having a character Red & Cream tiled floor and an open fire in a traditional tiled grate and a picture rail.

## LIVING ROOM

14'10" x 10'2" (4.533 x 3.109)



With a solid floor - tiled ?????????? having a cast-iron range in a traditional tiled grate with glazed alcoves to either side. Picture rail.

## STORE ROOM

13'11" x 3'11" (4.261 x 1.206)

Black and red quarry tile floor decent sized under stairs storage area.

## KITCHEN / BREAKFAST ROOM

14'0" x 9'8" (4.275 x 2.970)



Fitted with an L-shaped range of base units incorporating a twin bowl stainless steel sink, plumbing for an automatic washing machine and matching range of eye level units. Side door.

## SHOWER ROOM

10'10" x 6'7" (3.315 x 2.028)



Part tiled and fitted with a three-piece bathroom suite comprising a large shower cubicle, pedestal wash basin and WC. Large fitted airing cupboard to side.

## UTILITY ROOM

14'1" x 3'10" (4.294 x 1.178)



Wall mounted Vaillant mains gas combi boiler For both central heating and domestic hot water.

## FIRST FLOOR

Decent sized LANDING with a loft access.

## FRONT DOUBLE BEDROOM 1

14'9" x 10'5" (4.500 x 3.179)



Picture rail.

## FRONT DOUBLE BEDROOM 2

14'9" x 7'10" (4.507 x 2.396)



Picture rail.

## STORE ROOM / STUDY

5'10" x 3'9" (1.780 x 1.164)



Window to front.



## EXTERNALLY



To the front of the property, there is a small lawned area with hedges and a concreted path, while to the side, there is a gated entrance to tarmac hardstanding sufficient for approximately 2 to 3 vehicles. Behind this area, there is an approx 100-ft long (approx 30m) roughly rectangular shaped lawn and garden with a brick built GARDEN SHED.

## SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. Full upvc double glazing.

## BOUNDARY PLAN



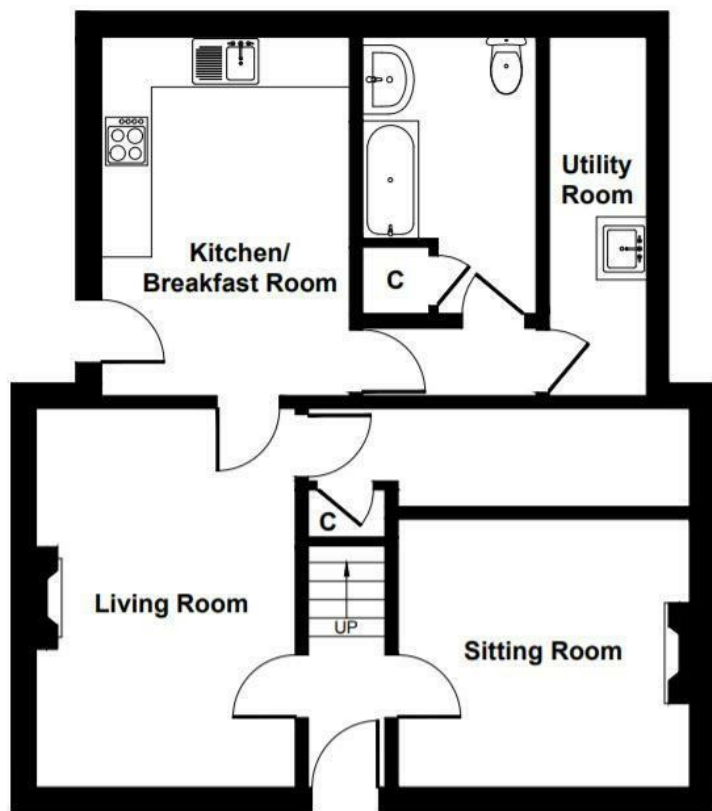
PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

## COUNCIL TAX

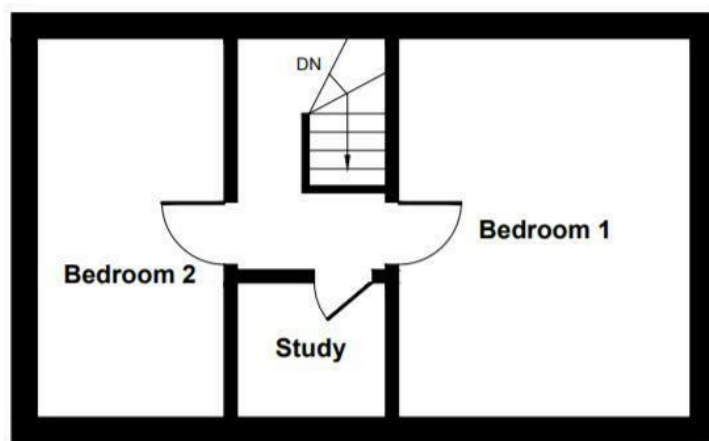
We understand the property is in Council Tax band C and that the Council Tax payable for the 2020 / 2021 financial year is £1,482 which equates to approximately £123.50 per month before discounts.

## AGENTS NOTE

1. We are selling on behalf of the executor of the previous owner who are obliged to get the best price for the property on behalf of the estate.



GROUND FLOOR



FIRST FLOOR



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 81        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   | 44      |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |



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