



**Llannon Road**

Pontyberem, Llanelli, SA15 5NB

**Asking Price Of £159,950**

# Property Features

- Semi-Detached House
- Three Bedrooms
- Off Road Parking
- LPG Central Heating
- uPVC Double Glazing
- No Chain
- Village Location
- Rear Garden
- Viewing By Appointment
- Open Aspect to Front & Rear

## Full Description

We are delighted to offer For sale a semi-detached property located in the Village of Pontyberem with all local amenities. The property benefits from off road parking to front and rear and LPG central heating. The accommodation comprises of Entrance Hallway, Dining Room, Lounge, Kitchen, Downstairs Bathroom and Three Bedrooms. Externally there is a good sized garden to the rear with patio area and decking. No Chain. EPC rating - E. Viewing By Appointment.

### ENTRANCE

Via uPVC double glazed entrance door.

### ENTRANCE HALLWAY

Smooth & coved ceiling, radiator, stairs to first floor, part tiled flooring, part engineered oak flooring, opening through to:

### DINING ROOM

11' 7" x 13' 1" (3.53m x 3.99m)

Smooth & coved ceiling, radiator, engineered oak flooring, feature fireplace with multi-fuel stove, tiled surround and slate hearth with timber mantelpiece, timber bi-folding doors to:

### LOUNGE

11' 6" x 8' 10" (3.51m x 2.69m)

Smooth & coved ceiling, radiator, engineered oak flooring, uPVC double glazed window to front.

### KITCHEN

9' 9" x 9' 11" (2.97m x 3.02m)

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, grill & 4 ring hob with extractor hood over, stainless steel sink unit, space for fridge/freezer, plumbing for washing machine, walls tiled over worksurface, tiled flooring, wall mounted Baxi gas central heating boiler, smoke alarm, smooth & coved ceiling, uPVC double glazed door to side with obscure glass, uPVC double glazed window to rear, radiator.



## REAR HALLWAY

Airing cupboard with radiator & shelving, smooth & coved ceiling, opening through to:

## BATHROOM

Fitted with a three piece suite comprising of low level W.C, pedestal wash hand basin and paneled bath with electric shower over, tiled flooring, partly tiled walls, heated towel rail, smooth & coved ceiling, uPVC double glazed window to rear with obscure glass.

## FIRST FLOOR

### LANDING

Smooth & coved ceiling, airing cupboard with radiator & hanging space, smoke alarm, hatch to attic space, uPVC double glazed window to rear.

### BEDROOM 1

12' 0" x 8' 11" (3.66m x 2.72m)

Smooth and coved ceiling, radiator, uPVC double glazed window to front, fitted wardrobes.

### BEDROOM 2

9' 10" x 9' 6" (3m x 2.9m)

Smooth and coved ceiling, radiator, uPVC double glazed window to rear, fitted wardrobes with sliding mirrored doors.

### BEDROOM 3

6' 10" x 8' 9" (2.08m x 2.67m)

Smooth and coved ceiling, radiator, uPVC double glazed window to front.

## EXTERNAL

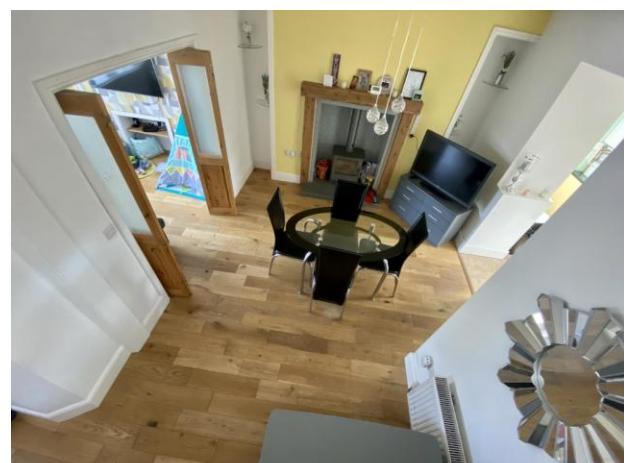
Off Road parking to the front, side driveway leads to ample off road parking to the rear, garden laid to lawn with good sized paved patio and pathway leading to decked area and timber summer house.

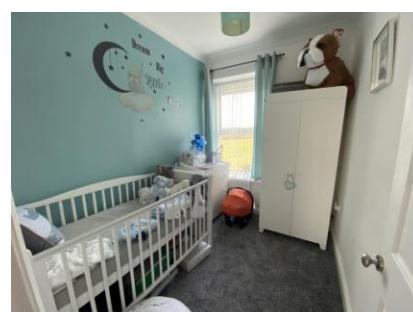
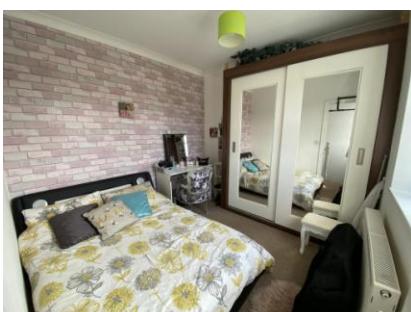
## DISCLAIMER

## GENERAL INFORMATION

**VIEWING:** By appointment with Cymru Estates.

**SERVICES:** Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).





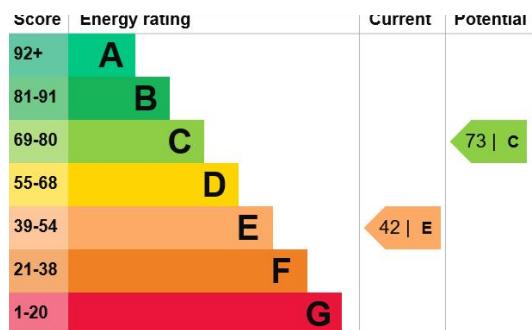
## IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

## DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements