



Bron Gwendraeth
Pontyates, Llanelli, SA15 5UA

Asking Price Of £159,950

Property Features

- Semi Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Utility Area & W.C. Room
- Open Country Views To The East
- Front & Rear Gardens
- Newly Renovated
- Chain Free
- Viewing Highly Recommended

Full Description

DESCRIPTION

For Sale a newly renovated end of terrace property situated in the village of Pontyates with spectacular views over the village. The property offers a spacious hallway, downstairs WC, utility area, newly fitted kitchen, two reception rooms to the ground floor with three double bedrooms (one with fantastic views from Juliet balcony) and a family bathroom upstairs. Internal viewing is highly recommended to fully appreciate what the property has to offer. EPC: D

ENTRANCE HALL

11' 0" x 9' 10" (3.35m x 3m)

Approach via uPVC double glazed door to hallway, obscure double glazed window facing front of property, radiator, dog leg stairs leads to first floor.



CLOAKROOM

Fitted with a two piece suite comprising of low level W.C., wash hand basin, uPVC obscure double glazed window facing front of property.



UTILITY CUPBOARD

Plumbing for washing machine, space for tumble dryer.



RECEPTION ROOM ONE

12' 6" x 9' 10" (3.81m x 3m)

uPVC double glazed patio door facing rear of property, radiator, feature fireplace, feature original quarry tiled flooring.

RECEPTION ROOM TWO

10' 9" x 9' 11" (3.28m x 3.02m)

uPVC double glazed window facing rear of property, radiator, feature original quarry tiled flooring.



KITCHEN/BREAKFAST ROOM

10' 4" x 9' 11" (3.15m x 3.02m)

Fitted with a range of matching base and wall units, one and a half

ceramic sink, integrated electric oven, integrated electric hob with extractor hood above, space for fridge freezer, smooth ceiling with spot lighting, uPVC double glazed window facing front of property, uPVC double glazed obscure door leads to side access, walk in pantry with shelving, also housing Baxi Gas boiler.

LANDING

Obscure uPVC double glazed window facing front of property, loft access.



BATHROOM ONE

13' 8" x 9' 10" (4.17m x 3m)

uPVC double glazed window facing rear of property, radiator, smooth ceiling, T.V. Point.



BEDROOM TWO

11' 1" x 9' 10" (3.38m x 3m)

uPVC double glazed window facing rear of property, radiator, smooth ceiling.

BEDROOM THREE

11' 2" x 9' 10" (3.4m x 3m)

uPVC double glazed sliding door facing front of property with juliet balcony, radiator, smooth ceiling, T.V. Point.



EXTERNAL (FRONT)

Laid to lawn with mature shrubs, steps lead up to property, outside tap.

EXTERNAL (REAR)

Laid to lawn with footpath and mature shrubs.

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 and 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.