



**Victoria Road**

Ponthenry, Llanelli, SA15 5PU

**Asking Price Of £99,995**



# Property Features

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- Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Front and Rear Garden
- Detached Garage
- Three Storage Buildings
- Gas Central Heating
- Village Location
- Chain Free
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## Full Description

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### DESCRIPTION

Looking for the next property to put your stamp on, well, look no further! This three bedroom, two reception room mid terrace property is looking to be loved and lived in once again, chain free and ready to view. Detached garage at rear. Situated in the the village of Ponthenri. EPC rating D

### HALLWAY

Approach via uPVC double glazed front door, uPVC obscure window to front, radiator, stairs to first floor, understairs storage.

### RECEPTION ROOM ONE

10' 7" x 9' 10" (3.23m x 3m)

uPVC double glazed window facing front of property, radiator, picture rail, tiled fire surround.

### RECEPTION ROOM TWO

12' 7" x 11' 8" (3.84m x 3.56m)

Sash window facing rear of property, tiled fire place with solid fuel fire, radiator, built in cupboards, wall lighting.

### PANTRY

uPVC double glazed window facing rear of property, power and lighting.

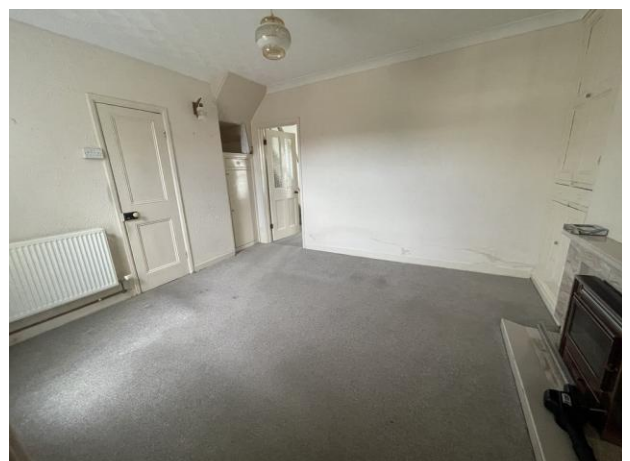
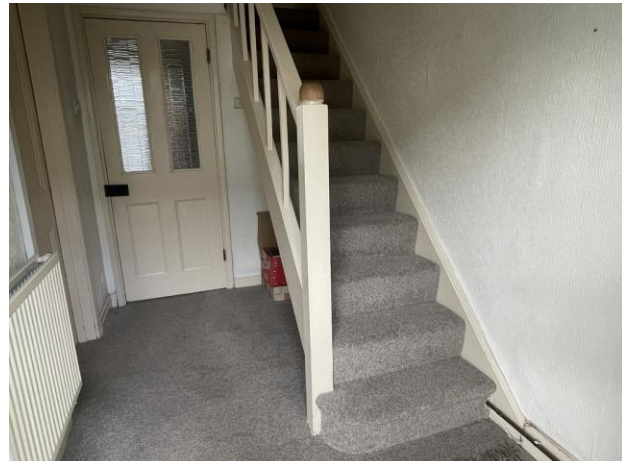
### KITCHEN

8' 6" x 7' 2" (2.59m x 2.18m)

Fitted with a base and wall unit, stainless steel sink unit with drainer, sash obscure window facing side of property, partly tiled walls, Vallant Gas central heating boiler, feature radiator, tiled flooring, uPVC half obscure double glazed door leads to rear of property.

### BATHROOM

Fitted with a two piece suite comprising of low level W.C, and bath, radiator, obscure uPVC double glazed window facing side of property,



walls partly tiled.

## LANDING

Loft access, doors lead to bedrooms.

## BEDROOM ONE

13' 11" x 10' 1" (4.24m x 3.07m)

Two uPVC double glazed windows face front of property, radiator, built in storage cupboard.

## BEDROOM TWO

11' 9" x 9' 2" (3.58m x 2.79m)

uPVC double glazed window facing rear of property, radiator.

## BEDROOM THREE

8' 9" x 7' 8" (2.67m x 2.34m)

uPVC double glazed window facing rear of property, radiator.

## DETACHED GARAGE

Rear lane access leads to detached Garage.

## STORAGE SHEDS

Three brick built storage sheds.

## EXTERNAL

Front: laid to lawn with side path.

Rear: laid to lawn with side path, patio area.

## 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

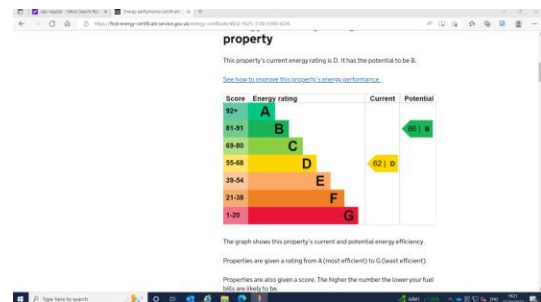
These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

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23a Llandeilo Road  
Cross Hands  
Llanelli  
Dyfed  
SA14 6NA

www.cymrustates.com  
crosshands@cymrustates.com  
01269 846746

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