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HEOL Y PENTRE, PONTNENRI, SA15 5RG
£100,000



Tucked away with no immediate neighbours, on the edge of the semi rural village of Ponthenri, this DETACHED COTTAGE offers the peace and quiet of a rural property, yet with good road links to both Llanelli and Carmarthen. The property within briefly comprises: Lounge/Dining Room, Inner Hallway, Bathroom, Kitchen and Utility Room to the Ground Floor, with Double Bedroom to the First Floor. Externally there are gardens which are in need of cultivation, a sold construction outbuilding and Off Road Parking for two vehicles.
IDEAL FOR ANYONE LOOKING FOR QUIET, RURAL LIVING OR A HOLIDAY LET.

ENTRANCE

UPVC door with double glazed stained glass panel into:

LOUNGE/DINING ROOM 5.148m max x 4.094m max (16'11" max x 13'5" max)
Papered ceiling with exposed beams, two radiators, two uPVC double glazed windows to front, wall mounted thermostat, five wall mounted lights, BT telephone point, two television aerial points, serving hatch into kitchen, wood burning stove set on slate effect hearth with tiled surround, stairs to first floor, opening into:

INNER HALLWAY

Papered ceiling, smoke detector, door into:

BATHROOM

Skimmed ceiling, extractor fan, uPVC double glazed obscure glass window to rear, wall mounted heated towel rail, radiator, tiled flooring, half tiled walls, fitted with a three piece suite comprising pedestal wash hand basin, WC and bath with tiled surround and shower over.

KITCHEN 4.260m x 3.194m (14'0" x 10'6")

Skimmed ceiling with inset spotlights, uPVC double glazed window to rear, uPVC stable door, extractor fan, wall mounted thermostat, radiator, fitted with a range of wall and base units with complementary work surface over, built in electric fan oven with four ring gas hob over, space for fridge freezer, one and a half bowl sink and drainer with mixer tap, tiled flooring, serving hatch into lounge/dining room, walls tiled to splash back, door into:

UTILITY ROOM 4.416m x 1.565m (14'6" x 5'1")

Skimmed ceiling, uPVC double glazed window to side, wall mounted gas combination boiler, space and plumbing for washing machine, space for tumble

dryer, radiator, tiled flooring, fitted with wall and base units with work surface over, uPVC door to front.

FIRST FLOOR

LANDING

Skimmed ceiling with exposed beams, radiator, smoke detector, single glazed wooden framed window into bedroom, door into:

BEDROOM 4.394m x 2.952m max and 4.755m max x 1.550m (14'5" x 9'8" max and 15'7" max x 5'1")

Skimmed ceiling with exposed beams, two uPVC double glazed windows to front, two wooden framed double glazed 'Velux' windows to rear, two radiators, loft access hatch, wall mounted thermostat, television aerial point.

EXTERNAL

FRONT

Garden with paved patio area, steps to garden in need of cultivation, solid construction building, external tap, external lights.

REAR

Two external taps, external lights, steps to parking area for approximately two vehicles.

DIRECTIONS

From our Llanelli showroom in Murray Street turn right at the traffic lights. At the roundabout take the first exit sign posted Carmarthen and take the first turning right sign posted Furnace. At the mini roundabout by the Stradey Arms go straight ahead and follow this road through the village of Five Roads and Cynheidre into Pontyates. Continue on this road and take a right hand turning signposted for Ponthenri just past the Gwendraeth Fish Bar. Follow this road until you see a bus stop on the left and take your first left into Heol Y Pentre and follow the road past the Baltic Inn and proceed up the road and the property can be found on your left hand side.

TENURE: Freehold

COUNCIL TAX: TBC

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01554 784 400