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*Lovely Rural Farmhouse but close to Pontyberem village and giving good and easy access to Henty for M4 connection. Large garden, parking and garage. Planning for extension.*



**Marchogllwyn Isaf, Sylen Road, Pontyberem, Llanelli, Carmarthenshire. SA15 5ND.**

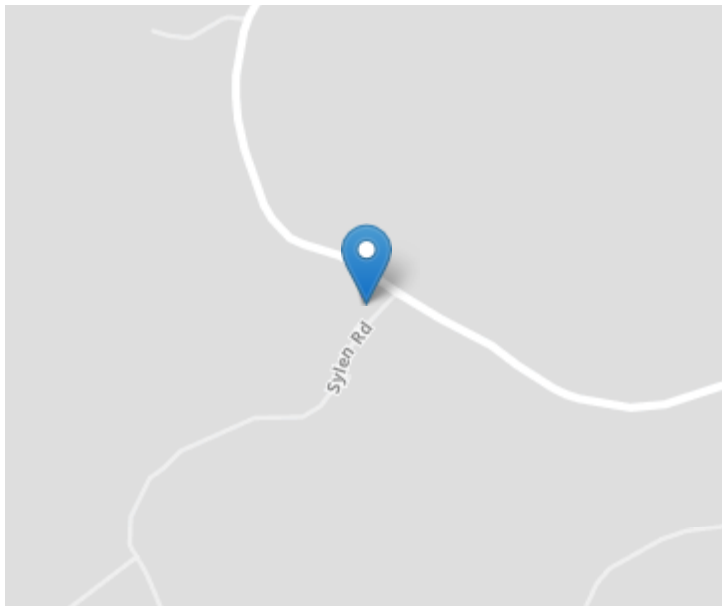
**REF: R/3997/NT**

**£450,000**

A character former farmhouse offering 2/3 bedrooms, open plan sitting/dining and kitchen area, separate sun lounge with woodburner and views out onto the garden. Currently two bedroom accommodation ( easily revert back to 3 ) , triple garage/workshop, good size garden to the side and rear with lovely patio area. Easy access to Henty where access to the M4 linking to Swansea and Cardiff.

Planning has permission has been approved for an extensive extension which would make the property a 5 bedroom in total to include a master bedroom with en-suite, plus 2 additional reception rooms. Plans are available from the selling agent.

Situated on the outskirts of the popular rural village of Pontyberem which offers excellent daily facilities including shop, eateries, junior school, doctors surgery and chemist. Five miles to Cross Hands an ever growing shopping hub with national retailers. Llanelli and Carmarthen being 10 miles approximately with good shopping facilities including national and traditional retailers. Pembrey Country Park with its large sandy beach, motor racing centre, ski slope, enclosed cycle track, woodland walks is 10 miles approximately. Other places of interest include the Botanic Gardens of Wales being 6 miles approximately, 2 golf clubs in Llanelli, a golf club and horse racing course at Carway which is 6 miles approximately.



### Hallway

With staircase, radiator, tiled floor and opening out to :

### Kitchen Dining & Sitting Room

2.87m x 6.85m (9' 5" x 22' 6") L Shaped max. Range of base units with worktops over and matching wall units, one and a half bowl ceramic sink unit with single drainer. Electric 4 ring hob with extractor fan over, Rayburn oil fired cooking range which runs the central heating and hot water system. Separate woodburner, radiator, fitted dishwasher and double aspect to front and rear.



### Utility

3.56m x 3.18m (11' 8" x 10' 5") . Includes separate WC and wash hand basin. Base unit with stainless steel sink unit with single drainer. Plumbing for washing machine. Wall unit, space for fridge, rear entrance stable door and double glazed window to side.

### Sitting Room

3.2m x 2.5m (10' 6" x 8' 2"). Window to front, wood style flooring, radiator and opening to.



### Sun Room

5.18m x 3.28m (17' 0" x 10' 9"). Full length patio doors with side glazed panels looking onto garden. vaulted ceiling with exposed beams, woodburner and wooden floor.



### First Floor Landing

Double glazed window to rear, loft access and doors to :

### Bedroom 1

1.9m/ 2.46 x 2.44m (6' 3" x 8' 0") L shaped. Two double glazed windows to front. a range of fitted wardrobes with 3 double doors. Window to rear and radiator.

### Bathroom

2.03m x 1.47m (6' 8" x 4' 10"). P shaped bath three quarter size with side screen and shower over. WC. Wash hand basin, opaque double glazed window to rear. Localized wall tiles.

## Bedroom

4.47m x 3.15m (14' 8" x 10' 4") Double glazed window to front, radiator, fitted wardrobe.



## En Suite

Shower cubicle, WC and wash hand basin.

## Externally

Gated entrance leading to graveled drive for parking and turning. Rear patio area with firepit and BBQ area. Side and rear large lawned garden area with scattered shrubs and flowers.



## Triple Garage



Suitable as workshop and storage.

### Services

We are advised there is mains electric, water and drainage to the property. Oil central heating system.

### Directions

From Carmarthen take the A484 south towards Llanelli after 2 miles at the village of Cwmffrwd turn left for Pontyates and after a quarter of a mile turn left onto the B 4309 towards Pontyberem. Carry on through Llangyndeyrn, Crwbin and Bancffosfelen. Down the hill and into Pontyberem, at the junction turn left and immediate right into Llannon Road. Carry on for a mile and leave the village after a short distance turn right into Sylen Road and the property will be found the first on the right hand side.

What three words location. primed.unpacked.dazzling.