

Spacious Property in a Quiet Cul de Sac Location. Double Glazing, Gas C/Heating and Good Sized Garden. Ideal First Time Purchase or Investment Property. Drive Area to Front. Level walk



12 Maesyderi, Pontyberem, Llanelli, Carmarthenshire. SA15 5LD.

£130,000

R/4558/NT

Spacious well presented property offering good sized accommodation and in good decorative order. Good sized garden area to rear with garden shed, patio and lawned garden, downstairs toilet, double glazing and gas central heating. The property is well suited for first time purchasers or investment purposes. Situated in a quiet cul de sac on the edge of the popular and centrally located village of Pontyberem.

The village is centrally located and offers excellent day to day facilities.



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CARMARTHEN
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Carmarthenshire, SA31 3AD
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Location

The village offers shop, junior school, places of worship, eateries, Doctors surgery and chemist. Centrally located with good access to Carmarthen and Llanelli 10 miles approx. Cross Hands is 5 miles and Pembrey Country Park is 11 miles approx with large Blue Flag sandy beach, dry ski slope, enclosed cycle track and woodland walks.

Hallway

Staircase, radiator and door to.

Living Room

4.48m x 3.32m (14' 8" x 10' 11")

Feature Fireplace with electric flame effect fire inset, brick surround and mantle. Double Glazed Window to front. Radiator x 2. Door to



Kitchen

4.3m x 2.6m (14' 1" x 8' 6")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Space for fridge and cooker.

Plumbing for washing machine, radiator and tiled floor. Extractor hood, tiled floor and splashbacks. Double glazed window to rear.



Rear Hallway

Side entrance door, tiled floor and door to

Cloakroom

WC, Pedestal wash hand basin, radiator and tiled floor. Opaque double glazed window to side.



Landing

Loft Access, Window to side and doors to.

Bathroom

2.4m x 1.6m (7' 10" x 5' 3")

Worcester Gas Boiler. Panelled Bath with shower and side screen over. WC. Pedestal wash hand basin, opaque double glazed window to front. Radiator.



Bedroom

3m x 2.84m (9' 10" x 9' 4")

Double glazed window to front. Radiator.



Bedroom

2.8m x 3.2m (9' 2" x 10' 6")

Double glazed window to rear. Radiator. Store cupboard with radiator.



Bedroom

2.9m x 1.94m (9' 6" x 6' 4")

Double glazed window to rear. Radiator.



Externally

Front concrete parking and garden area. Side access to rear good sized lawned garden area. Garden shed and patio area to side and rear.





Services

Mains water, Mains Electric, Mains Gas and Mains drainage. Gas central heating system.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: B.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

EPC Rating: D (56)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

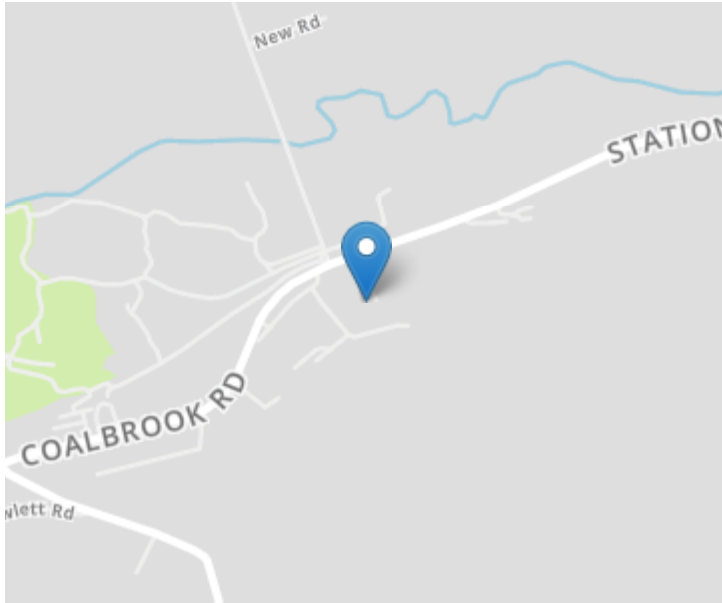
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

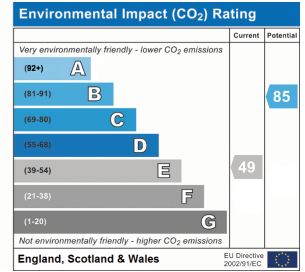
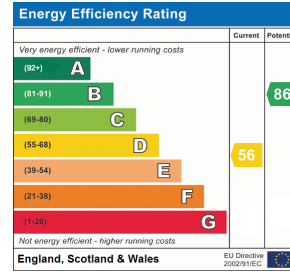
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : Directions : From Carmarthen take the A 484 south towards Llanelli. After 2 miles in the village of Cwmffrwd turn left signposted Pontyates onto the B4309 and turn left again towards Pontyberem onto the B 4306. Continue through the villages of Llangyndeyrn, Crwbin and Bancffosfelen and continue onto Pontyberem. At the T junction turn left and carry on passing the Shop, Doctors Surgery and Nant Y Glo and the turning for Station Road and turn left into Maes Y Deri and after a short distance the property will be found on the right hand side.



For further information or to arrange a viewing on this property please contact :

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