

Rural Views of the Gwendraeth Fach Valley Open Field, Meandering River & Superb Wildlife. End Terrace Property Superbly Presented, Garden, Parking and Garage. 6 Miles from Carmarthen.



Erw Las, Pontantwn, Kidwelly, Carmarthenshire. SA17 5NA.

£250,000

R/4481/NT

Spacious rural property having an elevated position with some superb picturesque open countryside views. The property offers good sized accommodation with 2 reception rooms and three double bedrooms. Large windows to not only enjoy the views but to throw natural sunlight into the property. The property enjoys a sunny open location and also overlooks the village of Pontantwn. Large garden area to front with parking and turning area which also includes a garage. Double glazed and oil central heating internal viewing is highly recommended. 6 miles from Carmarthen and 13 miles to Llanelli.



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Location

Situated in the village of Pontantwn some 6 miles from the county and market town of Carmarthen. The town offers good shopping facilities including national and traditional retailers, market, Lyric Theater and cinema. Secondary and junior schools. County Council Offices, Dyfed Powys Police Headquarters, leisure centre etc. Llanelli is 13 miles approx. The estuary village of Ferryside is 5 miles, Llangyndeyrn and Llandyfaelog are a mile. Pembrey Country Park with large sandy beach, dry ski slope, enclosed cycle track and woodland walks is 11 miles. Ffoslas Horse Racing course is 6 miles.

Kitchen

12' 2" x 10' 9" (3.71m x 3.28m)

Entrance door.

Range of fitted base and eye-level units with high gloss finished white-coloured door and drawer fronts with a matte finished granite effect worksurface over the base unit, incorporating stainless steel sink. 4 ring halogen hob with chimney-style extractor over.

'Logik' fan assisted oven/grill. Slate effect ceramic tiled flooring. UPVC double glazed window to fore.

Door in to walk-in pantry with fitted worksurface.

Door leading to inner hallway. Door though to Sun Lounge/Dining room.



Sun Room

12' 11" x 13' 0" (3.94m x 3.96m)

Double aspect room, having uPVC double glazed French doors to fore leading onto a brick paved patio area. UPVC double glazed window to side with extensive views over the surrounding countryside and side garden. Slate effect tiled floor. Archway opening leading though to the Lounge.





Lounge

12' 8" x 12' 9" (3.86m x 3.89m)

UPVC double glazed window to side with views over the side garden and extensive view over the surrounding countryside. Ceramic tiled floor.



Inner Hallway

Ceramic tiled floor. Obscure double-glazed window to rear. Dogleg staircase leading to the First Floor.



Landing

access to loft space. Doors through to all Bedrooms, and Family Bathroom. Door through to walk-in storage cupboard.

Front Bedroom

11' 4" x 10' 8" (3.45m x 3.25m)

Large uPVC double glazed window to fore, with extensive view over the front garden and surrounding countryside. Wood effect flooring.



Rear Bedroom

7' 11" x 8' 11" (2.41m x 2.72m)

UPVC double glazed window to rear and uPVC double glazed window to side, the side having extensive views over the surrounding countryside. Walk-in wardrobe.



Inner Hallway

Airing cupboard housing the copper hot water cylinder.

Front Bedroom 3

13' 0" x 10' 11" (3.96m x 3.33m)

Large uPVC double glazed window to fore, overlooking the front garden and extensive views over the surrounding countryside. Oak finished flooring.



Bathroom

8' 11" x 6' 8" (2.72m x 2.03m)

Paneled bath with a 'Triton' electric power shower fitment over; close-coupled economy flush WC; and

pedestal wash hand basin. Porcelain tiled floor, and floor-to-ceiling tiled walls. Wall-mounted chrome towel radiator. Extractor fan.



Boiler Room

Adjoining to the front of the property there is a boiler room which houses the oil-fired boiler, which serves the central heating system and heats domestic water.

Externally

The property has a driveway off of the main road onto a consolidated track partly shared. Large garage/workshop, and a large garden to fore with additional brick paved patio to fore with views.





Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric and Mains Drainage, Oil Fired Central Heating.

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: C.

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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Garage.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Mobile Signal

4G great data and voice

EPC Rating: E (41)

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 : From Carmarthen take the A 484 south signposted Llanelli. In the village of Cwmffrwd turn left onto the B4309 posted Pontyates. Travel through Bancycapel, Cloigyn and onto Pontantwn. Pass the right hand turn for Llandyfaelog, slow down and opposite the turning for Llangyndeyrn turn right into a lane just before the bridge wall. Shown by a Morgan and Davies for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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