

*NO FORWARD CHAIN. Traditionally Built With Gas Central Heating & Double Glazing. Drive for Parking & Good Sized Garden. Excellent and Convenient Location Between Carmarthen & Llanelli. Near the popular locations of Pembrey/ Burry Port and Cross Hands.*



**3 Y Drim, Ponthenry, Llanelli, Carmarthenshire. SA15 5NY.**

**£140,000**

**R/5039/NT**

A spacious traditionally built property having gas central heating and double glazing. Good sized drive and parking area to side with large garden area to the rear. The property is well presented having a front to back living room being light and roomy, kitchen / dining room with front and rear windows and door to rear out to the good sized garden. 3 generously sized bedrooms and bathroom with disabled friendly shower cubicle complement the property well and will make an ideal first time purchase property. The village has junior school, eateries and club. Conveniently situated for Pontyates and Pontyberem between the main towns of Llanelli and Carmarthen.



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### Location

Rural village location with junior school, Football Club and eateries. Pontyates and Pontyberem are a mile both offer good facilities which offer, schools, doctors surgery and chemist, eateries and rugby clubs. Ffoslas Horse Racing Course is 5 miles. Llanelli and Carmarthen are 10 miles with excellent facilities. Pembrey Country Park is 8 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. Burry Port Harbour is 10 miles approx. along with Machynys and Ashburnham Golf Courses. Cross Hands is 6 miles approx.

### Hallway

Double glazed entrance door. Parkay flooring, Staircase and door to.

### Living Room

3.3/3.87m x 5.5m (10' 10" x 18' 1")

Double aspect to front and rear. Gas flame effect fire with back boiler which runs the hot water and central heating system. Mantle over and matching TV shelf to side.



### Kitchen / Dining Room

2.54m x 5.11m (8' 4" x 16' 9")

Range of base units with worktops over and matching wall units. Open fireplace with tiled surround. Radiator. Tiled floor. One and a half bowl sink unit with single drainer. Double aspect to front and rear. Rear door.





### **Landing**

Double glazed window to rear. Radiator and door to

### **Bathroom**

2.78m x 3.25m (9' 1" x 10' 8")

Disabled friendly shower cubicle, WC, pedestal wash hand basin, opaque double glazed window to rear, Localized wall tiles and radiator with towel pipe.



### **Bedroom**

2.78m x 3.25m (9' 1" x 10' 8")

Fitted Wardrobes, double glazed window to front. Radiator. Store cupboard.



### **Bedroom**

2.97m x 2.3m (9' 9" x 7' 7")

Double glazed window to rear. Radiator. Airing

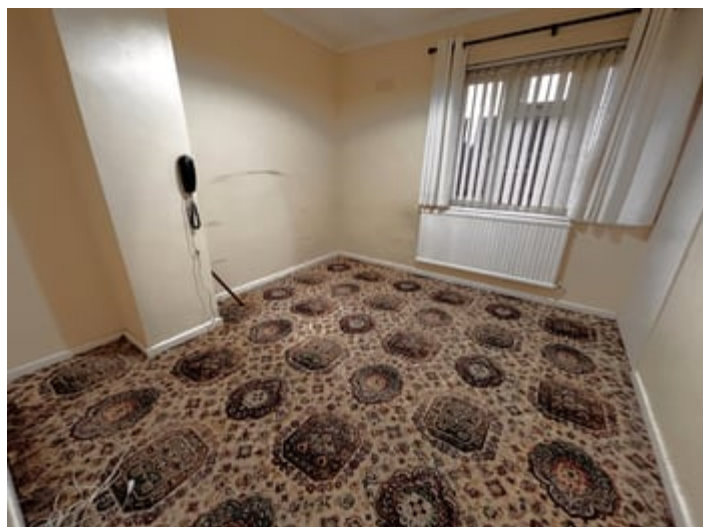
cupboard.



### **Bedroom**

2.9m x 3.21m (9' 6" x 10' 6")

Double glazed window to front. Radiator.



### **Externally**

Large drive to front and side with ample parking area. Front lawned garden and rear good sized level garden formerly a vegetable garden. Garden store shed, outside WC and Glasshouse.

**Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas 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: 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

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**Council Tax:** Band B

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** E (45)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

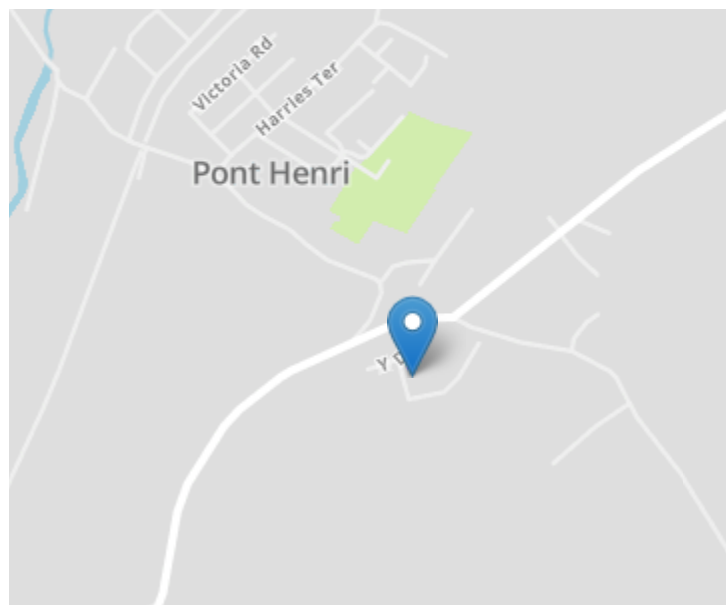
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

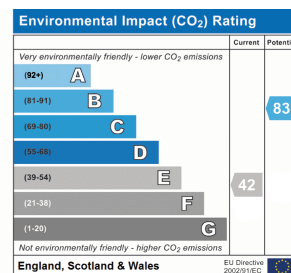
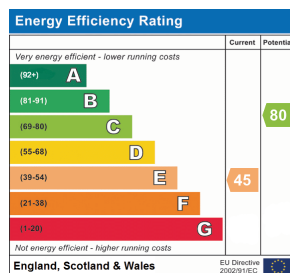
**Any easements, servitudes, or wayleaves?** No

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



## Directions

Directions : From Carmarthen take the A 484 south towards Llanelli. After 2 miles in the village of Cwmffrwd turn left for Pontyates B4309 continue through Bancycapel, Pontantwn, Meinciau and down to Pontyates. Pass the garage over the old railway crossing start climbing the hill and turn left onto the B 4317 towards Ponthenry. Pass the turning for lower Ponthenry and the bus stop on the left and turn right into Y Drim. The property will be found on the left hand side shown by a Morgan and Davies For Sale board.



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

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