

*Renovated to a high standard in 2020. Open plan Kitchen/dining room with Folding doors to enjoy the views. Parking area, level garden and patio area to watch the evening sun sets.*



62 Heol Llanelli, Pontyates, Llanelli, Carmarthenshire. SA15 5UB.

£285,000

R/5176/NT

Beautifully renovated and presented family home. Upgraded to offer the ultimate dining experience. Modern kitchen with the wow factor and Bi folding doors to enjoy the views and afternoon/evening sun.

Double glazing, gas central heating help the modern twist to the lovely character property with retro grooved doors, high ceilings, luxury vinyl tile floors, parking to front and manageable level garden to rear. The property has it all for the modern family with viewing highly recommended. Rural village location with excellent daily facilities and situated between Carmarthen and Llanelli.

The property was extensively renovated and modernised by its present owners in 2020. Providing a modern family home with new kitchen, bathroom, electrics, windows, boiler and plumbing system.



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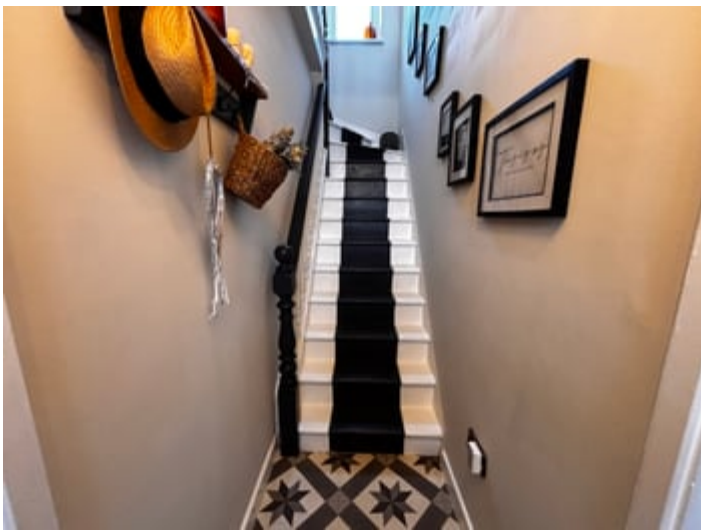
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## Location

Village life is great in Pontyates, vibrant rugby club, eateries, junior school, Doctors surgery and chemist, lovely eateries, village hall and 3 parks. Situated 10 miles from Carmarthen and Llanelli. Both offer excellent facilities with national and traditional retailers. Pembrey Country Park is 8 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. Ffoslas horse racing course is 4.5 miles. Botanic Gardens of Wales a similar distance. Cross Hands 6 miles. There is also a good network of footpaths in the area.

## Hallway

Staircase with doors to



## Sitting Room

2.6m x 4.2m (8' 6" x 13' 9")

Double glazed window to front. Radiator



## Living Room

2.69m x 5.7m (8' 10" x 18' 8")

Fireplace with the option of being able to fit a woodburner or similar subject to regulations. Double aspect to front and rear. 2 x Radiators



## Kitchen / Breakfast Room

4.4m x 3.2m (14' 5" x 10' 6")

A superb range of base units with Quartz non mark worktops over and matching wall units with tall

cupboards. Bosch Fitted appliances include double oven - one with microwave facility. Induction hob with extractor fan over, dish washer, fridge and freezer. Wine chiller, one and a half sink unit with drainer. Matching Island with breakfast bar. Double glazed window to side and Bi Fold doors to rear overlooking the patio and garden area with views beyond.



### Utility

Plumbing for washing machine, gas boiler which runs the hot water and central heating system. Door to

### Cloakroom

WC and vanity wash hand basin. Towel radiator and opaque window to side.



### Landing

Loft access and doors to

### Bedroom

2.66m x 3.08m (8' 9" x 10' 1")

Double glazed window to rear, Radiator



### Bedroom

3.8m x 2.5m (12' 6" x 8' 2")

2 x Double glazed windows to front, Radiator,,and drop down lights to side of Bed area.



### Bedroom

2.77m x 2.55m (9' 1" x 8' 4")

Double glazed window to front. Radiator



### Bathroom

1.9m x 3.8m (6' 3" x 12' 6")

Freestanding oval bath with freestanding waterfall mixer tap attachment. Shower cubicle, vanity wash hand basin, WC, towel radiator, opaque double glazed window to rear. Courtesy mirror with light.



### Externally

Front gravelled parking area with side access leading to the lovely garden area which includes patio area off the bi folding doors from the kitchen and a large level lawned garden beyond.



### Please Note

Part of the large garden off to the side of the property is available by separate negotiation if required. Further details from the seller or agent.

### Services

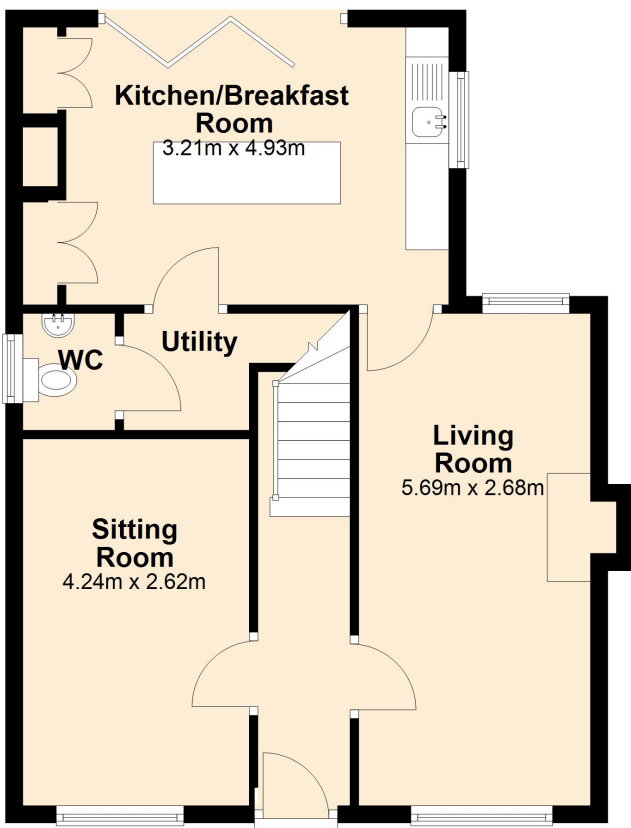
Mains water, electric, gas and drainage. Gas central heating system.

### 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.

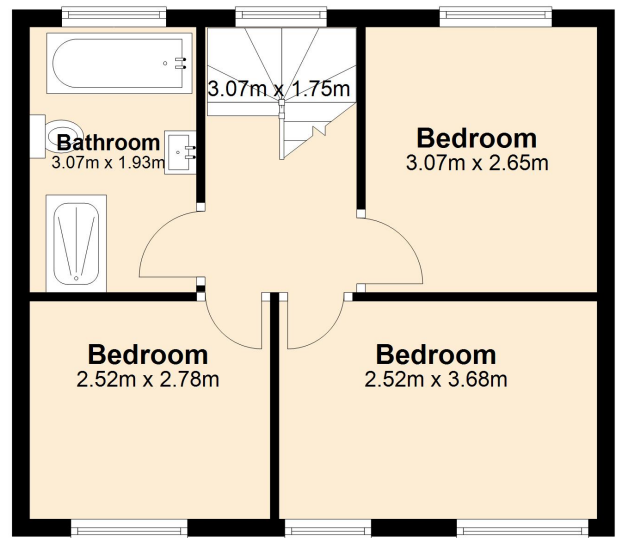
### Ground Floor

Approx. 53.7 sq. metres



### First Floor

Approx. 37.3 sq. metres

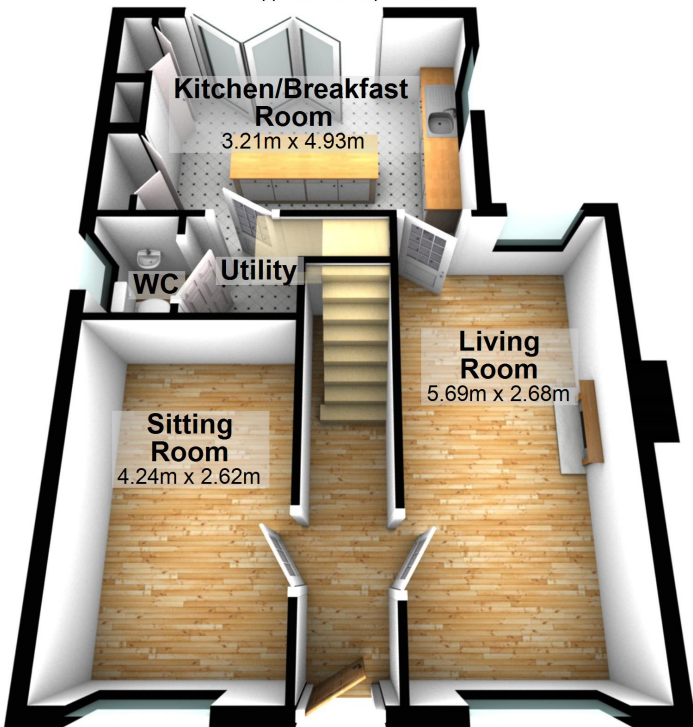


Total area: approx. 91.0 sq. metres

The measurements and dimensions are approximate and for illustrative purposes only. They are visual aids to help the buyer gain a feel of the layout and flow of the property.  
Plan produced using PlanUp.

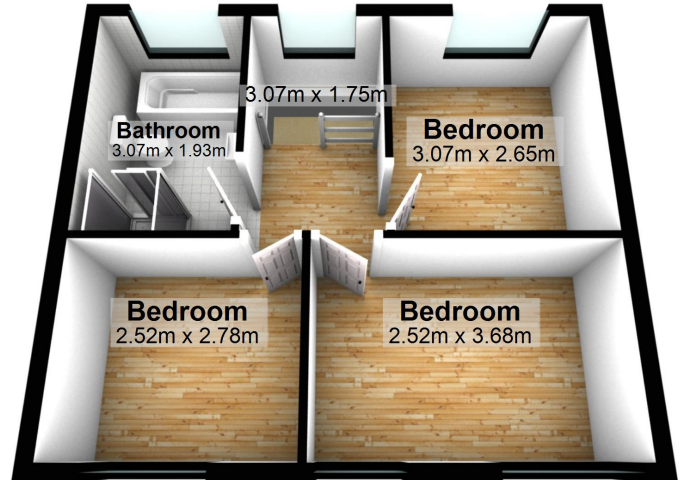
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## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (63)

**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

From Carmarthen take the A 484 towards Llanelli. At the village of Cwmffrwd turn left onto the B 4309 towards Pontyates. Travel through Bancycapel, Pontantwn, Meinciau and onto Pontyates. Travel down the hill pass the garage and over the old railway track continue up the hill pass the school and as the road flattens out the property will be found on the right hand side shown by a Morgan and Davies for sale board.

What3words location ///knee.biggest.fuzz

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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