

Spacious & Versatile Accommodation With Far Reaching Rural Views to Rear. Ample Parking, Garage & Garden Area. Rural, Conveniently Located. Low Maintenance Property Only 6 Miles from Carmarthen Town and 13 Miles to Llanelli.



Brynawelon, Pontantwn, Carmarthenshire. SA17 5NF.

£400,000

R/5087/NT

Elevated position with rural views to rear. Spacious 4 Bedroom bungalow in a rural location but only 6 miles from Carmarthen Town on a bus route. Light and roomy with good sized windows with lovely views to rear and leaving in natural light. Modern kitchen and bathroom with woodburner to living room for the cosy nights in. Good sized bedrooms, separate utility and adjoining 21' long garage with inspection pit. Large plot area with good sized parking area and suitable for parking a motorhome or caravan. A lovely family sized home in a popular and convenient location. Early viewing is highly recommended. No Onward Chain. Freehold Property. Oil central heating system.



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Location

Less than 6 miles from the County and market town of Carmarthen. Carmarthen offers traditional and national retailers, Junior and secondary schools, University, Lyric Theatre and cinema. Council offices, Dyfed Powys Police Headquarters. A 40 dual carriageway connection to the M4 (15 Miles). Bus and rail stations. Railway connecting to London Paddington. Ferryside estuary village is 7 miles approx. Pembrey Country Park is 12 miles approx with large sandy beach, dry ski slope, enclosed cycle track and lovely woodland walks. Burry Port Harbour is 14 miles approx also with 2 golf courses between Burry Port and Llanelli. Ffoslas Horse Racing course is 7 miles approx. with Golf course nearby.

Reception Hallway

Store Cupboards, loft access and doors to

Living Room

5.44m x 4.21m (17' 10" x 13' 10")

Open fireplace with multi fuel burner inset and brick surround and wood mantle over. Double aspect to front and side. Radiator. Wall lights.



Kitchen

5.59m x 3.75m (18' 4" x 12' 4")

Modern kitchen with a range of base units with worktops over and matching wall units and Island. Fitted dish washer, Leisure cooking range with double oven and grill with 5 ring bottle gas hob over and hot plate. Stainless steel extractor fan over. One and a half bowl stainless steel sink unit with single drainer, Picture window to rear with superb rural aspect. Radiator. TV wall mounted. Space for American style fridge freezer.





Utility

3.9m x 3.43m (12' 10" x 11' 3")

Oil fired boiler which runs the hot water and central heating system. Front and rear door. Double aspect to front and rear. Door to Garage.



Bathroom

2.39m x 2.69m (7' 10" x 8' 10")

Corner Jacuzzi bath with built in wireless and Bluetooth system. Corner shower unit with enclosed

door. WC, pedestal wash hand basin, Chrome towel ladder radiator. Opaque double glazed window to rear.



Bedroom 3

3.01m x 2.67m (9' 11" x 8' 9")

Double glazed window to rear. Radiator.



Bedroom 2

2.61m x 3.73m (8' 7" x 12' 3")

Double glazed window to rear. Radiator and store cupboard/ Wardrobe.



Bedroom 1

3.68m x 3.45m (12' 1" x 11' 4")

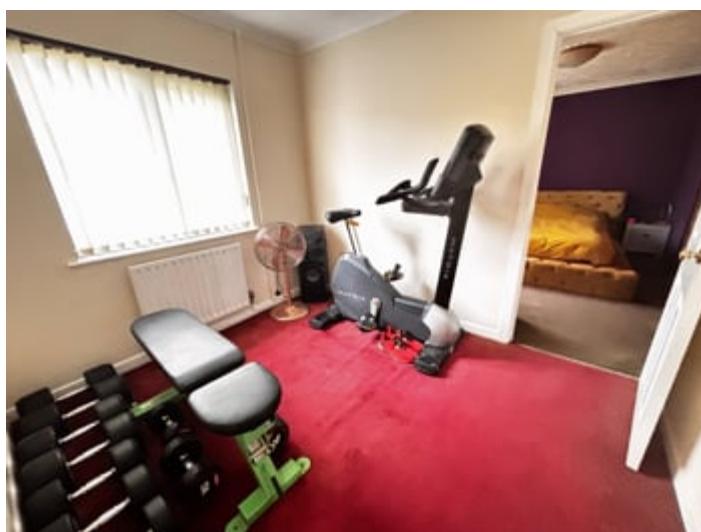
Double glazed window to front. Radiator and Fitted wardrobe. Door to



Bedroom 4 / Study

2.44m x 2.88m (8' 0" x 9' 5")

Double glazed window to front. Radiator. Door from bedroom 3 and hallway. the room



Garage

3.98m x 6.41m (13' 1" x 21' 0")

Up and over door. Window to rear. Car inspection pit with access from the garage via step ladder and from below to a store shed.



Externally

Pillared entrance to front tarmacked area Ideal for parking area for caravan or motorhome. Side access to rear yard area. Front side and rear lawned garden area. Rear patio area to enjoy the evening sunsets and superb rural view and the passing wildlife and watch the Redkites flying above.





Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, private drainage and oil 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: E.



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 E

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

EPC Rating: D (60)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

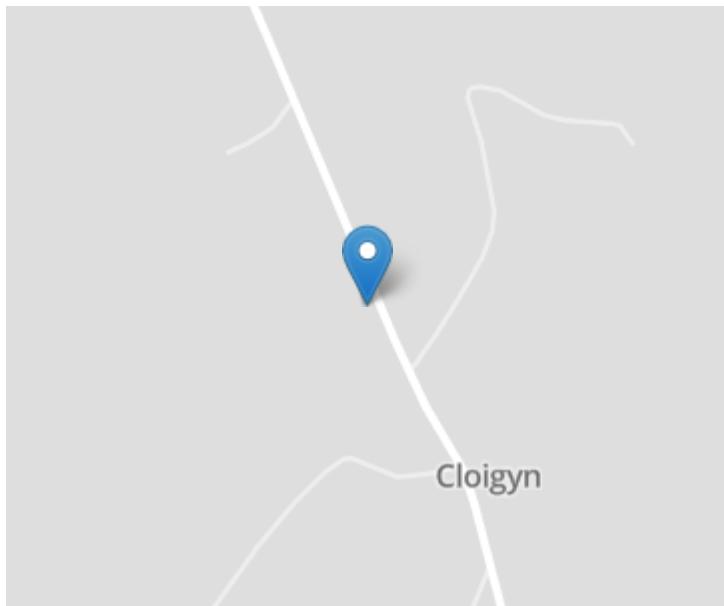
Any risk of coastal erosion? No

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



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

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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Directions

Directions : From Carmarthen take the A 484 south towards Llanelli. After 2 miles in the village of Cwmffrwd turn left onto the B4309 towards Pontyates. Travel through the village of Bancyapel and dropping down the hill the property will be found on the right the first bungalow on the right and before Cloigyn village.

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

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