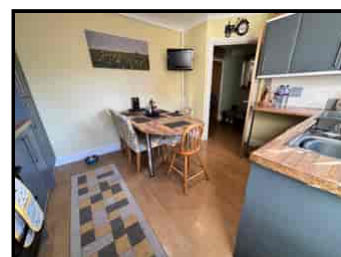


*Superbly Presented Family Home. Ideal First Time Purchase. Modern Practical Living with Good Parking Area, Enclosed Rear Garden, Rural Village & Cul De Sac Location.*



29 Ffynnon Y Waun, Ponthenry, Llanelli, Carmarthenshire. SA15 5PH.

**£185,000**

**R/4608/NT**

A lovely family home suitable for first time purchase, second step property in a popular and convenient location between Carmarthen and Llanelli. A lovely well presented home having gas central heating, lovely wood style flooring and carpets. Downstairs WC, Understairs storage pull out drawers, large parking area to front and lovely enclosed patio area and garden to rear. Internal viewing is highly recommended.

Ponthenri is a conveniently situated rural village between Carmarthen, Llanelli, Cross Hands and Pembrey Country Park.



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Carmarthenshire, SA31 3AD  
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## Reception Hall

Staircase. Understairs store cupboard with pull out storage drawers. Window to side and doors to.

## Cloakroom

WC, wash hand basin, radiator and window to rear.



## Living Room

3.3m x 4.5m (10' 10" x 14' 9")

Double glazed window to rear. Radiator.



## Kitchen / Dining Room

3.81/ 3.27m x 3.20m (12' 6" x 10' 6")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Fitted fridge freezer.

Plumbing for washing machine. Electric double oven, 4 ring gas hob. Breakfast bar, Gas boiler, window to rear. Rear access door. Radiator.







### Landing

Loft Access with pull down ladder and partly boarded. Airing Cupboard and doors to

### Bathroom

2.03m x 2.08m (6' 8" x 6' 10")

Paneled Bath with mixer tap and side screen over. WC. Vanity Wash hand basin.



### Bedroom 1

3.10m x 3.07m (10' 2" x 10' 1")

Double glazed window to rear. Range of fitted wardrobes and radiator.



### Bedroom 2

2.24m x 3.43m (7' 4" x 11' 3")

Double glazed window to rear, Radiator.



### Bedroom 3

2.88m x 1.58m max (9' 5" x 5' 2")

Double glazed window to front, store cupboard and radiator.





## Externally



Large drive and parking area to front. Garage with double doors to front and rear pedestrian access. Patio area to rear with gate through to lawned garden. Covered BBQ/ bike storage area. Southerly aspect catching the afternoon and evening sun.



## Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and Gas 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

Laundrying 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 C

N/A

**Parking Types:** Driveway. Garage. Off Street. Private.

**Heating Sources:** Gas.

**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

**Construction Type**

Traditional

**EPC Rating:** C (79)

**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 : Travel south poster Llanelli. In the village of Cwmffrwd turn left onto the B4309 towards Pontyates. Travel through Bancycapel, Pontantwn, Meinciau and on entering Pontyates turn left before the speed limit sign to Ponthenri. Carry on down the hill pass the Baltic Inn on the right hand side and over the bridge pass the Incline Inn and after 100 yards turn left into Bargoed Terrace and onto Harries Terrace and at the end turn right into Ffynnon Y Waun. Carry onto the bottom and turn left and the the property will be found on the left hand side.

## Directions

Directions : From Carmarthen take the A484 south towards Llanelli. After 2 Miles turn left in the village of Cwmffrwd onto the B4309 towards Pontyates. Trave

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

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