

For Sale by On Line Auction. Village Location Between Carmarthen & Llanelli. Short Walk to Shop, Doctors & Chemist. Possible Annexe. Rear Entrance for Parking. Good Sized Garden. In Need of Modernization.



11 Heol Llanelli, Pontyates, Llanelli, Carmarthenshire. SA15 5TU.

£99,000 Guide Price

R/5016/NT

FOR SALE BY ONLINE AUCTION. The auction runs from midday on Monday the 8th of December until midday on Wednesday the 10th of December.

An opportunity to acquire an extended three storey three bedroom detached house offering good sized accommodation with annexe to the side and set within a generous plot. The house benefits from off road parking to the front, double glazed (UPVC) fenestration, gas central heating (not tested). To the side of the house is a two-storey annexe in shell condition, which could be sub-divided and converted to a separate small dwelling, or could be utilised as an independent commercial unit, subject to all necessary consents, we understand that this area was formally occupied by a bookmaker. The house is positioned on a generous sized plot with predominantly lawned gardens to rear, with the option of additional of road parking at the rear from a service lane. There are also two further external areas to either side of the house with a coal store.



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CARMARTHEN
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Location

Situated in the popular village of Pontyates. It offers excellent day to day facilities with shop and garage, junior school, Doctors and chemist, Rugby club and popular eateries. Situated between the main towns of Carmarthen and Llanelli (10 Miles Approx. Cross Hands is 7 miles, Ffoslas horse racing course is 4 miles approx and Pembrey Country Park with large sandy beach, dry ski slope, enclosed cycle track and woodland walks is 8 miles approx.

Ground Floor

Hallway, lounge, dining room, kitchen with stairs to lower ground floor. Lean to utility/rear porch.



Lower Ground Floor

2 cellar rooms with generous head height. Rear access to lawn.





First Floor

Landing, three bedrooms, bathroom with W/C, separate W/C.



Annexe.

Ground Floor: Room with independent access from the rear and internal access through from the lower ground floor

First Floor: Generous sized room with staircase from the ground floor.

Outside



Outside: Large plot with off road parking to front and possible former off-road parking to the rear, rear garden laid to lawn with two further areas to either side of the building.

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 Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

Money Laundering Regulations

This will be dealt with via Auction House Wales.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (47)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

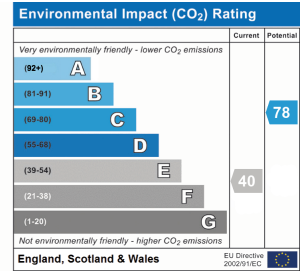
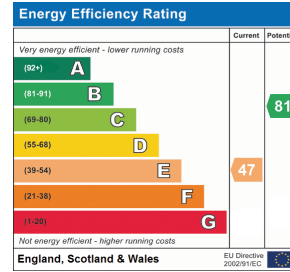
Any risk of coastal erosion? No

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



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

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