

*Outstanding Modern Smallholding set in 6 Acres of Land. Multi Purpose Outbuilding with Stable.
Breathtaking Rural Views. Perfectly Tucked Away in Pontyates village, Rural yet Convenient*



55a Gelli Oer, Heol Llanelli, Pontyates, Carmarthenshire. SA15 5UB.

£775,000

A/5606/NT

Outstanding modern house set within approximately 6 acres of well maintained land. Offering a peaceful rural setting while remaining conveniently close to local amenities, schools and transport links. Light-filled and beautifully presented throughout, the property features large glass aspects in most rooms and an impressive landing with balcony to enjoy the rolling countryside valley views. Externally, the property has a modern large outbuilding, level garden area, and a patio seating space enjoying the surrounding landscape. Highly efficient with an EPC Rating B, the home also offers a driveway, ample parking and integral spacious garage. A versatile smallholding with level land in one block suitable to keep a few sheep, cattle or equestrian the property is a solid and good all rounder to suit most family expectations. Conveniently located for both Carmarthen and Llanelli with Ffoslas Horse racing course 4 miles and Pembrey Country park with large sandy beach etc.



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Entrance Hallway



7.52m x 3.44m (24' 8" x 11' 3")

Bright and spacious hallway. Polished porcelain tiled flooring with subtle marble-effect veining and recessed LED spotlights. Striking solid oak staircase with glass balustrade continuing to landing and Oak doors to

Living Room



7.59m x 5.00m (24' 11" x 16' 5")

Oak flooring and coved ceiling. Natural light through triple aspect double-glazed windows to the front, double-glazed French doors opening onto the rear garden and patio area. Feature fireplace with a solid oak mantle and slate hearth.

Play Room/ Sitting Room



4.96m x 3.33m (16' 3" x 10' 11")

A versatile room ideal for use as a playroom or additional reception space. Carpet flooring, coved ceiling and window to the rear.

Office

2.18m x 1.55m (7' 2" x 5' 1")

Shower Room



2.88m x 1.78m (9' 5" x 5' 10")

Well-appointed Jack & Jill shower room. Grey ceramic tiled flooring, fully tiled walls. Walk-in shower with glass screen. WC, vanity unit with inset wash hand basin and storage beneath. Frosted double-glazed window to the rear and heated towel rail.

Kitchen Dining Sitting Room



4.96m x 8.44m (16' 3" x 27' 8")

Impressive open-plan kitchen, dining and family space. Polished porcelain tiled flooring. Matching range of wall and base units, topped with polished granite work tops and matching upstands. Dishwasher and Range-style cooker with hood surround and tiled splash back. Stainless steel sink with mixer tap. Feature pendant lighting, triple aspect double-glazed windows to front providing excellent natural light.

Utility



4.98m x 2.29m (16' 4" x 7' 6")

Linking to Jack and Jill Shower room. Coat hanging space with storage units surround, tiled flooring and stainless steel sink and drainer. Additional work top space with units beneath, plumbing for white goods and double glazed window to rear. Door to rear garden area.

Landing



5.64m x 3.53m (18' 6" x 11' 7")

Large landing area with glass balustrade continuing from staircase. Balcony opening out to front, displaying the breathtaking countryside views. Loft Access and Doors to

Master Bedroom



3.71m x 4.91m (12' 2" x 16' 1")

Coved ceiling and a radiator and carpet flooring. Double glazed triple-aspect to the front, along with an additional smaller side window, providing plenty of natural light. Stylish hanging bedside lights.

Dressing Room

2.04m x 2.17m (6' 8" x 7' 1")

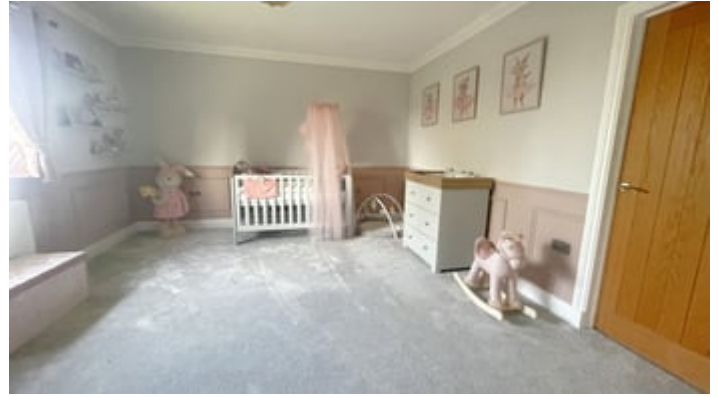
En Suite



2.05m x 2.65m (6' 9" x 8' 8")

Grey ceramic tiled flooring, fully tiled walls. Walk-in shower with glass screen. WC, vanity unit with inset wash hand basin and storage beneath and mirror light above. Heated towel rail.

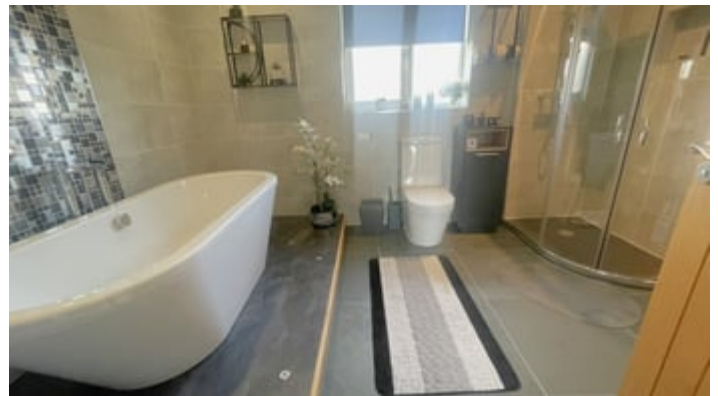
Rear Bedroom



3.90m x 4.91m (12' 10" x 16' 1")

Double glazed windows to the side and rear. Radiator, coved ceiling, carpet flooring and partially panelled walls.

Family Bathroom



2.64m x 3.54m (8' 8" x 11' 7")

Split level, stylish family bathroom Grey ceramic tiled flooring and fully tiled walls. Walk-in shower with a glass screen, WC, and a double vanity unit with wash hand basin, storage beneath and large mirror light above. The upper section showcases a freestanding deep oval bath, heated towel rail and double glazed window to the rear.

Bedroom & Dressing Room



3.97m x 4.93m (13' 0" x 16' 2")

Double glazed window to rear. Coved ceiling and partially panelled walls and carpet flooring. Door to

Dressing Room

1.81m x 1.91m (5' 11" x 6' 3")

Bedroom & Dressing Room



3.83m x 4.93m (12' 7" x 16' 2")

Double glazed triple-aspect to front enjoying superb views, along with an additional side window. Coved ceiling, radiator and carpet flooring. Door to

Dressing Room

1.82m x 1.91m (6' 0" x 6' 3")

Garage

18' 4" x 22' 3" (5.59m x 6.78m)

Outbuilding



Multi purpose enclosed outbuilding with lean to and Integral stable.

Grounds & Gardens

Enclosed driveway leading to the front of the property and ample parking. To the front of the property is well maintained and partially level lawned areas, enclosed by post and rail fencing. Side pedestrian access to the enclosed rear garden. Small low maintenance, level lawn area with partially landscaped seating area, ideal for outdoor dining and entertaining, featuring a raised flower bed and outdoor lighting. To the rear of the property there is a further separate garden area with well-established mature trees and shrubs. Bounded by hedge line and stone wall, providing both privacy and character.

Land



Approximately 6 acres of attractive pastureland, temporarily divided into four paddocks, enclosed by well-established hedgerows and post-and-rail fencing. Enjoying far-reaching countryside views.

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: G.

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. 143.0 sq. metres (1529.4 sq. ft.)



First Floor

Approx. 158.9 sq. metres (1719.1 sq. ft.)



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MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: B (87)

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 onto the B 4309 towards Pontyates. Travel through Bancycapel, Pontantwn, Meinciau and enter the village of Pontyates. Carry on down the hill and at the bottom pass the garage and over the old railway line. Carry on up the hill pass the chip shop, school and entrance to Llwynyrwn Road. Carry on for 50 yards and the entrance will be found on the left hand side just before the row of terraced houses in Heol Llanelli. Carry on down the track to the property.

What3words location snapper.decking.probably

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	87	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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