

*Lovely property and ideal for family occupation or first time purchasers. D/Glazing & Gas central heating. Rear entrance with garage. Woodburner and wooden floors.*



19 Brynderi Pontyates, Llanelli, Carmarthenshire. SA15 5SU.

£180,000

REF: R/3972/NT

NO ONWARD CHAIN. Well presented property with double glazing, gas central heating and rear entrance to garage and rear of property. Wood style flooring and woodburner to enjoy the cozy nights in. A quiet cul de sac location within the popular village of Pontyates. Spacious property with cloakroom and utility room and large dining/ living room. The property is in good decorative order and viewing is recommended

Pontyates offers excellent day to day facilities with Junior school, garage and shop, doctors surgery & chemist with lovely eateries, public house and rugby club. Carmarthen 9 miles and Llanelli 10 miles both offering excellent shopping facilities with national and traditional retailers bus and rail stations. Other places of interest include Ffoslas Horse Racing course 5 miles, Pembrey Country Park 8 miles with large sandy beach, enclosed cycle track, woodland walks, dry ski slope etc. Burry Port Harbor is 9 miles along with 2 golf courses at Machynys & Ashburnham.



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## Location

Pontyates offers excellent day to day facilities with Junior school, garage and shop, doctors surgery & chemist with lovely eateries, public house, village hall and rugby club. Carmarthen 9 miles and Llanelli 10 miles both offering excellent shopping facilities with national and traditional retailers bus and rail stations. Other places of interest include Ffoslas Horse Racing course 5 miles, Pembrey Country Park 8 miles with large sandy beach, enclosed cycle track, woodland walks, dry ski slope etc. Burry Port Harbor is 9 miles along with 2 golf courses at Machynys & Ashburnham.

## Hallway

Radiator, front door, understairs store cupboard and doors to

## Cloakroom

WC, wash hand basin, radiator, tiled floor and opaque double glazed window to front.

## Kitchen

11' 5" x 7' 5" (3.48m x 2.26m) Range of base units with worktops over and matching wall units, one and a half bowl sink unit with single drainer and mixer tap attachment. Electric oven and grill 4 ring hob with extractor fan over. Tiled floor, radiator and double glazed window to rear.



## Living/ Dining Room

11' 7" x 21' 7" (3.53m x 6.58m) Engineered Wood style

flooring. Woodburner with mantle over. 2 x radiators. Double glazed window to front. French doors to rear.



## Utility

7' 3" x 5' 1" (2.21m x 1.55m) Plumbing for washing machine, tiled floor and rear door.



## Landing

Loft Access, store cupboard with gas fired central heating and hot water boiler. Doors to

### Bedroom 3

9' 10" x 7' 2" (3.00m x 2.18m) Wood style flooring, double glazed window to front and radiator.



### Bedroom 2

10' 6" x 9' 5"/11'4 (3.20m x 2.87m) Double glazed window to front, wardrobe with 3 sliding doors and radiator.



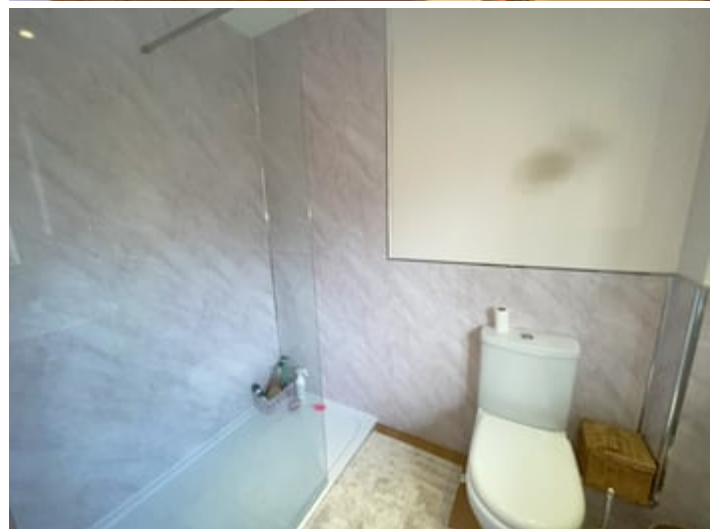
### Bedroom 1

11' 6" x 10' 8" (3.51m x 3.25m) Double Glazed Window to Rear. Wood style flooring and radiator.



### Bathroom

10' 0" x 4' 9"/7'9 (3.05m x 1.45m) Paneled bath with mixer tap attachment. Large shower cubicle. Chrome towel radiator. Pedestal wash hand basin, WC and opaque double glazed window to rear.



### Externally

Front lawned garden and rear low maintenance decked patio area with covered area ideal for log storage and garage with double doors with access lane to rear. Communal parking area in addition.

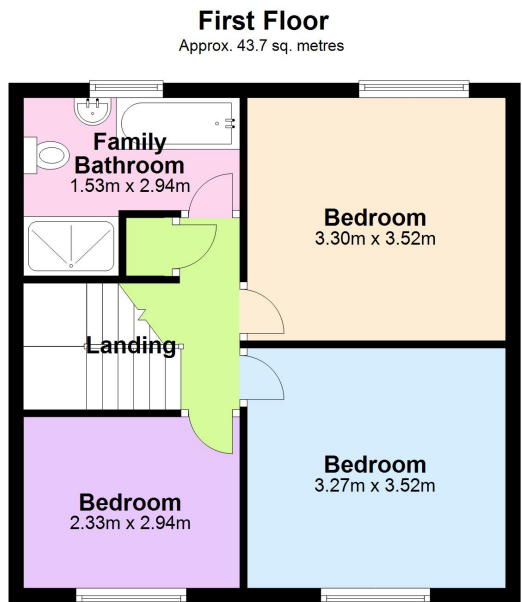
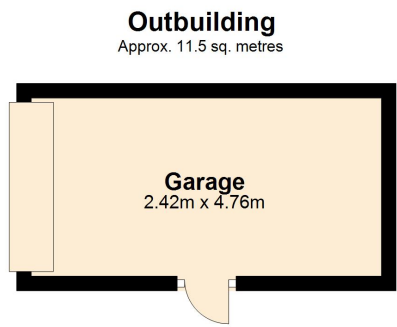
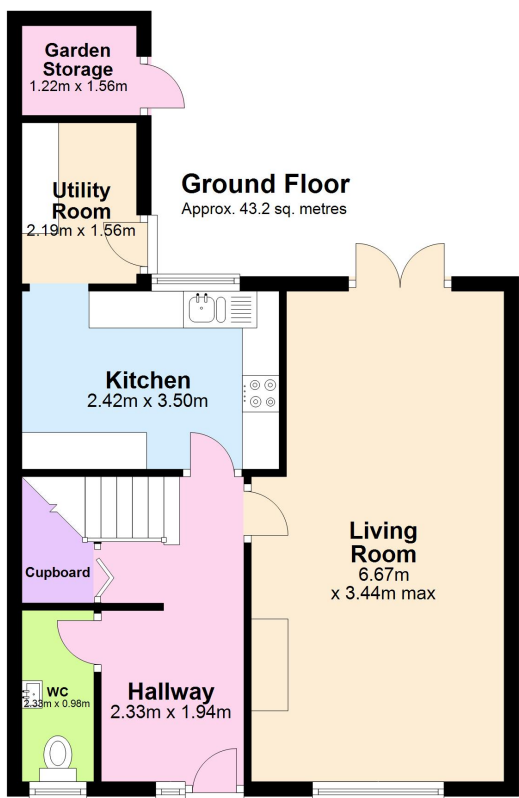


### Services

Mains Water, electric, gas and drains. Gas Boiler. Broadband is available subject to connection & contract charges.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

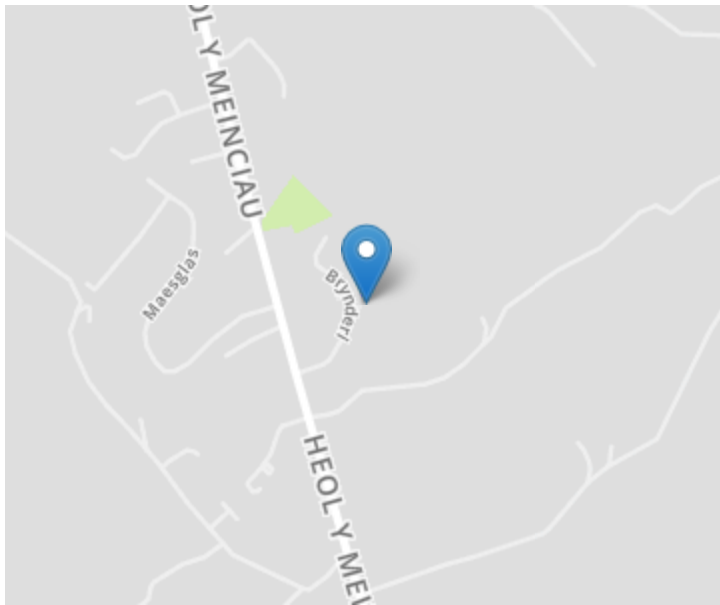
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Total area: approx. 98.5 sq. metres

### Directions

From Carmarthen take the A 484 towards Llanelli. At Cwmffrwd turn Left for the B 4309 posted Pontyates. Carry on through the villages of Bancycapel, Pontantwn, Meinciau and carry on down the hill into Pontyates. Pass the school on the left continue on for 100 yards and turn left into Brynderi. Carry on and the property will be found on the right hand side the middle one in a row of terrace.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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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