

Deceptively spacious 3 bed semi detached property. Lovely countryside views to the rear. Pontwelly Near Llandysul.



19 Heol Y Dderwen, Pontwelly, Llandysul, Carmarthenshire. SA44 4RW.

£200,000

Ref R/3955/ID

****Attention 1st time buyers ! **Perfect 1st time property/family home**A spacious semi detached 3 bed property**Recently modernised and redecorated throughout**Offering spacious living accommodation**Lovely views over open countryside to the rear**Enclosed rear garden**Located in the popular village of Pontwelly Near Llandysul**Recently installed oil fired central heating system**Double Glazing throughout**New kitchen and bathroom**Walking distance to village amenities****

The property comprises of Ent Hall, Lounge, Kitchen/Dining Room, Utility Room. To the first floor - 3 Double Bedrooms and Bathroom.

The property is located on the edge of the popular town of Llandysul within a close walking distance to a good range of amenities including shops, doctors surgery, chemist, supermarket, leisure centre/swimming pool, primary and secondary schooling. Being within an easy travelling distance to the Ceredigion Heritage coastline to the west and the County town of Carmarthen to the East.



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GENERAL

The property provides a refurbished and modernised semi detached property offering comfortable family living accommodation.

Benefits from 3 spacious bedrooms, modern kitchen and bathroom. Recently installed oil fired central heating and double glazed throughout.

Ample enclosed rear garden with lovely views over the Teifi valley.

The Accommodation provides -

GROUND FLOOR

Entrance Hall

5' 9" x 4' 9" (1.75m x 1.45m) with half glazed upvc door, slate effect tiled flooring, stairs to first floor.

Utility Room

4' 9" x 5' 7" (1.45m x 1.70m) with plumbing for automatic washing machine, slate effect tiled flooring, Worcester oil fired combi boiler (installed some 2 years ago).

Lounge

16' 7" x 13' 3" (5.05m x 4.04m) with multi fuel stove on a slate hearth with surround, upvc double glazed french doors to rear, TV plinth and storage cupboard, alcove, 2 central heating radiators, upvc double glazed window to front, understairs storage cupboard.



Kitchen/Dining Room

20' 0" x 12' 7" (6.10m x 3.84m) (max) with a modern kitchen comprising of Gloss white base and wall cupboard units, Quartz effect formica working surfaces above, Bosch eye level electric cooker, inset 1½ ceramic drainer sink, 4 ring Neff induction hob with stainless steel extractor hood above, integrated dishwasher, half glazed exterior door, central heating radiator, upvc double glazed window to rear overlooking garden and views over open countryside. Archway leading through to -



Dining Area

With space for 6 seater dining table, spot lights to ceiling. Understairs storage cupboard.



FIRST FLOOR

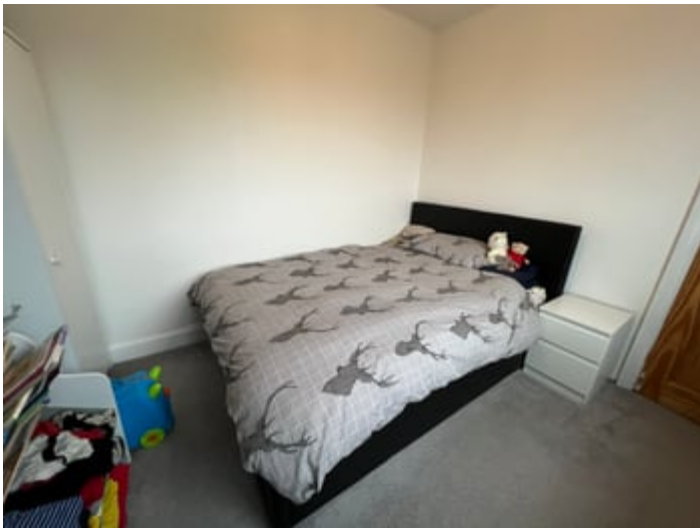
Front Master Bedroom 1

16' 8" x 9' 0" (5.08m x 2.74m) with built in cupboard, upvc glazed window to front, central heating radiator.



Rear Double Bedroom 2

9' 4" x 9' 0" (2.84m x 2.74m) with upvc double glazed window to rear with views over open countryside, central heating radiator.



Front Bedroom 3

13' 6" x 7' 3" (4.11m x 2.21m) with built in cupboard, upvc double glazed window to front, central heating radiator, picture rail.

Main Bathroom

Having a modern White comprising of a panelled bath with mixer tap above, enclosed shower unit with Triton electric shower above, Gloss white vanity unit with inset wash hand basin, dual flush w.c. central heating radiator, frosted window to rear, tiled flooring, pvc lined aqua board panels.





EXTERNALLY

To the Front

There is off road parking available directly in front of the property.

Walled forecourt with pedestrian access with a spacious paved area with side access to the rear.



To the Rear

Cedarwood Outbuilding with space for Utility Room and further garden Store Room.

A level lawned area to the rear which is completely enclosed. Seating area, lawned and views over open countryside.





TENURE

The property is of Freehold Tenure.

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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required

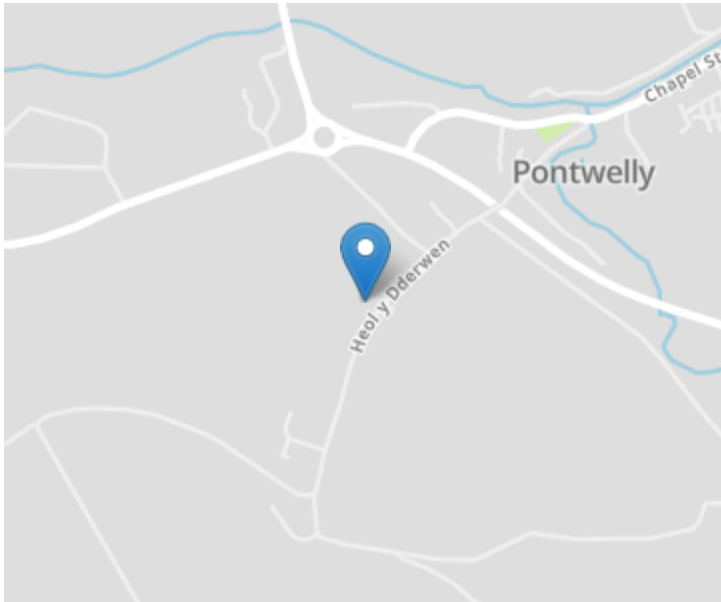
Services

We are advised that the property benefits from Mains Electricity, Water and Drainage. Oil Fired Central Heating. Fibre optic broadband available.

Council Tax Band C

Directions

From Llandysul proceed along the main A486 Pentrecwrt road for approximately half a mile until reaching The Half Moon Public House straight in front of you. Bear left at this junction, continue over the flyover. No 19 Heol Y Dderwen will be located thereafter on the right hand side as identified by the Agents for sale board.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(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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