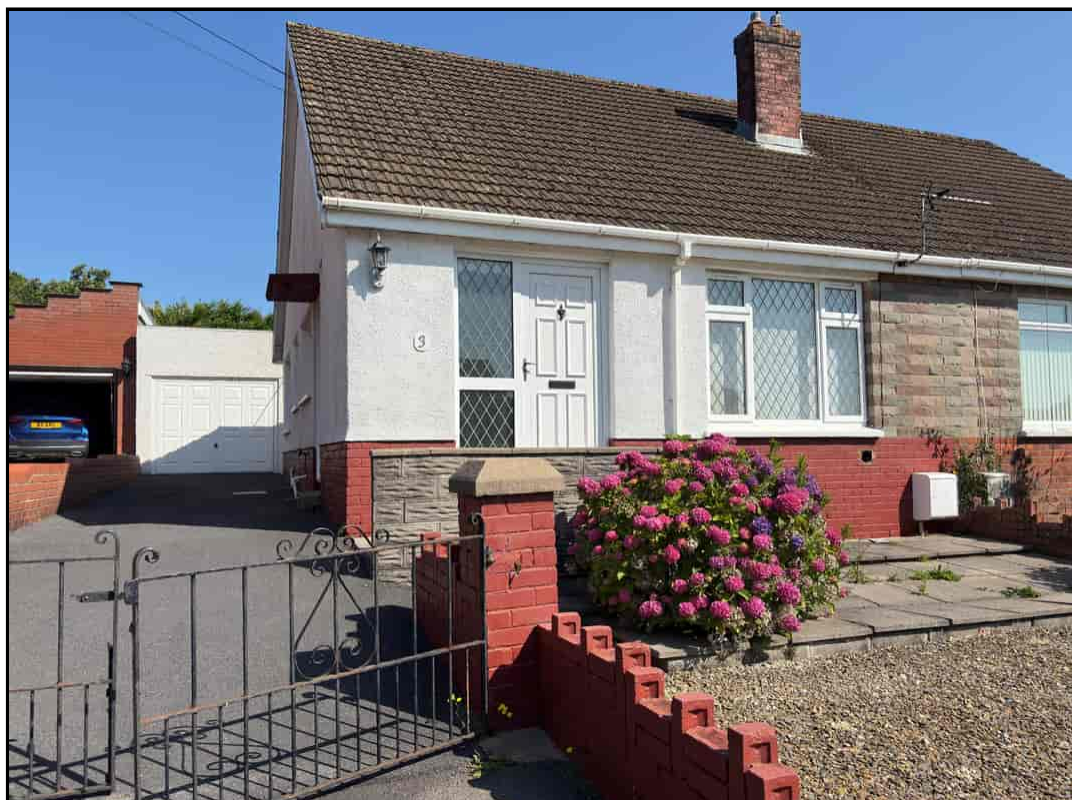


*Nicely presented cottage-style property in popular central rural village. Parking, detached garage and rear garden.*



3 Dwynant, Pontyates, Llanelli, Carmarthenshire. SA15 5RY.

£160,000

R/4165/NT

\*\* A lovely property having been looked after by its previous owner \*\* Offering good sized accommodation

\*\* Its location within the village gives easy access to local amenities including doctor, chemist, shops and public house and being a short walk from a bus route connecting to Carmarthen and Llanelli \*\* The property has double glazing and gas central heating \*\* Drive to side with parking area and detached garage

\*\* Low maintenance garden to front and rear \*\*

\*\* EARLY VIEWING RECOMMENDED \*\*

Situated within the village of Pontyates which is approximately 10 miles from both Carmarthen and Llanelli. Situated just off the B4309 which has a bus route and being a short 20/30 yard walk.



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4, Market Street, Aberaeron,  
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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## AGENTS COMMENTS

The property is well presented and in good decorative order offering a good sized living area, kitchen, 2 bedrooms and wet room bathroom. Externally is a low maintenance garden with tarmacadam drive to side and detached garage. Situated within the village of Pontyates which offer excellent day to day facilities including doctor, chemist, shop, garage, eateries and junior schools and conveniently situated between the main towns of Carmarthen and Llanelli which are 10 miles approximately, both offering good shopping facilities with national and traditional retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection is available at Cross Hands which is 7 miles approximately. An ever growing village with good shopping facilities, dual carriage way connection to the M4 which is at Pont Abraham, a further 5 miles. Other places of interest include Ffos Las horse racing course which is 4 miles approximately, Pembrey Country Park with its large sandy beach, enclosed cycle track, dry ski slope, woodland walks and connecting to the All Wales Coastal Path is 8 miles approximately. Also having a golf course and further 2 gold courses in Llanelli which are at Machynys and Ashburnham. Burry Port harbour is 8 miles approximately and the ancient town of Kidwelly with its picturesque castle a similar distance. A great location with early viewing highly recommended.

### Accommodation

Double glazed entrance doorway to:

### Kitchen

2.97m x 2.26m (9' 9" x 7' 5") a range of base units with worktops over, matching wall units, stainless steel sink unit with single drainer, 2 storage cupboards, double glazed window to side, side entrance doorway. Door to:



### Living Room

3.7m x 5.1m (12' 2" x 16' 9") double glazed window to front, gas flame effect fire with wood mantle and surround, radiator and door to:



### Inner Hallway

With doors off to:

### Front Hallway

With front entrance doorway and:

### Inner Hallway

With storage cupboard and doors off to:

### Bathroom

1.88m x 1.93m (6' 2" x 6' 4") double glazed window to side, WC, pedestal wash hand basin, disabled friendly shower cubicle, radiator and localised wall tiles.



### Bedroom 1

3.8m x 2.97m (12' 6" x 9' 9") storage cupboard, double glazed window to rear and radiator.



### Bedroom 2

2.95m x 2.34m (9' 8" x 7' 8") double glazed window to side and radiator.



### EXTERNALLY

Side tarmacadam drive with gated entrance leading to parking area, garage with up and over door and side pedestrian access with asbestos roof. Rear low maintenance gravelled garden and store shed. Front garden area again being low maintenance with gravelled finish.



## Services

Mains water, electricity, gas and drainage. Gas central heating system.

## 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.

## Tenure and Possession

We are informed the property is of freehold tenure.

## Council Tax

The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band for the property is - C

## MATERIAL INFORMATION

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**Council Tax:** Band C

**Council Tax:** Rate 1238

**Parking Types:** Driveway. Garage.

**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

**EPC Rating:** D (60)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

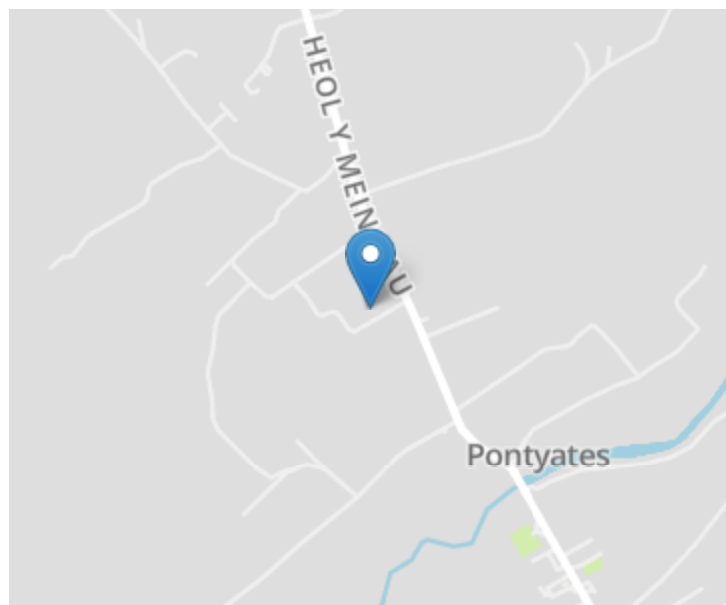
**Any risk of coastal erosion?** No

**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


From Carmarthen take the A484 south signposted Llanelli. At the village of Cwmffrwd after 2 miles take the left hand turning signposted Pontyates onto the B4309. Continue on this road through the villages of Bancycapel, Pontantwn, Meinciau and continue on down the hill in the village of Pontyates passing the school on the left hand side. Carry on and by the Square and Compass public house turn right into Dwynant and the property will be found after a short distance on the right hand side as identified by a Morgan and Davies for sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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**  
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[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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