

*Large Detached House in Pontyberem Village. Versatile accommodation which could easily be split for an annex. Large Garden Area, parking and detached garage.*



1 Heol Y Felin, Pontyberem, Llanelli, Carmarthenshire. SA15 5EB.

£350,000

R/4222/NT

A versatile large 4 bedroom detached property \*\* Having the option of a possible Annex to the ground floor with the property itself having a layout over 3 floors \*\* Large garden \*\* Ample parking \*\* Detached garage \*\* The property has double glazing and gas central heating \*\* Good decorative order throughout \*\* Versatile spacious accommodation \*\* Walking distance to the amenities that Pontyberem has to offer \*\*

The property is situated in the centre of the popular rural village of Pontyberem which is conveniently situated for Cross Hands with dual carriageway connection to the M4, Llanelli, Carmarthen and Pembrey Country Park.



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## AGENTS COMMENTS

A large 4 bedroom detached property spread over 3 floors with the ground floor having the option to be a separate Annex to offer further bedroom and has 2 bathrooms, kitchen and utility room and has a large garden area to side and rear with detached garage and parking.

Situated within the village of Pontyberem, a popular convenient location with Carmarthen and Llanelli being 10 miles approximately, Cross Hands with its ever growing retail centre and M4 dual carriageway connection is 7 miles approximately. Pembrey Country Park with its large sandy beach, woodland walks, enclosed cycle track, dry ski slope is 8 miles approximately. Ffos Las horse racing course is 5 miles approximately. The junior school is situated to the rear of the property and Pontyberem park with rugby, football and cricket is across the road. Also within the village is a doctors surgery, chemist, eateries and rugby, football and cricket club.

## ACCOMMODATION

The accommodation comprises:

### Reception Area

To rear ground floor suitable as an Annex and currently offering:

### Kitchen, Living and Dining Room

17' 6" x 15' 5" (5.33m x 4.70m) open plan living, dining and kitchen area fitted with a range of base units with worktops over and matching wall units, sink unit with single drainer unit and mixer tap attachment, space for cooker with extractor fan over, space for fridge/freezer, localised wall tiles, 2 x radiator, vinyl flooring to kitchen area and carpet to living area, double glazed window to front.



### Bedroom 1

15' 9" x 15' 6" (4.80m x 4.72m) double glazed window to rear, radiator.



## FIRST FLOOR

### Landing

With entrance doorway out to Heol y Felin, doors off to:

### Bedroom 2

15' 8" x 8' 0" (4.78m x 2.44m) window to front, radiator.



**Bedroom 3**

15' 5" x 7' 10" (4.70m x 2.39m) window to rear, radiator.

**Bedroom 4**

14' 6" x 8' 9" (4.42m x 2.67m) window to front, radiator.

**Front Office Area**

Window to front and radiator.

**Family Bathroom**

14' 9" x 7' 7" (4.50m x 2.31m) window to rear including low level WC, pedestal wash hand basin, bathroom cabinets, storage cupboard, panel bath with pillar taps over, separate shower cubicle fitted with shower curtain, localised wall tiled, vinyl flooring and radiator.

**Conservatory**

8' 6" x 8' 3" (2.59m x 2.51m) PVC framed and glazed windows surrounding and glazed roof, radiator, electric power point, wood effect laminate flooring.

**Lounge**

2 x windows to side and rear, radiator, wood effect laminate flooring.

**Wet Room**

10' 1" x 6' 4" (3.07m x 1.93m) glazed window to side, WC, pedestal wash hand basin, open shower with shower seat, hand rails, fitted shower curtain, respatex wall finished and non slip wet room flooring.

**LOWER GROUND FLOOR****Kitchen and Dining Room**

20' 0" x 15' 11" (6.10m x 4.85m) open plan fitted with a range of modern base units with worktops over, matching wall units, single drainer sink unit with mixer tap over, space for cooker, space for freestanding fridge/freezer, undercounter space and plumbing for washing machine, tumble dryer or dishwasher etc, localised wall tiles, radiator, wood effect laminate flooring, 2 x windows to rear.

**Bedroom 1**

16' 11" x 15' 5" (5.16m x 4.70m) (MAX.) 2 x glazed windows to side, radiator, wood effect laminate flooring.



## EXTERNALLY

Includes store shed, patio area off the conservatory, large lawned garden off to side and rear, raised vegetable beds, driveway for parking for approximately 6 cars and detached garage.



### Tenure and Possession

We are informed that 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 - D

## **Services**

Services - mains water, electricity, gas and drainage. Gas central heating and hot water system.

Solar Panels - solar panels to generate electricity have been fitted, 18 in total. Purchasers must make their own enquiries in respect of going forward with these and further details from the agent.

## **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.


## Directions

From Carmarthen take the A484 south signposted Llanelli and Pembrey Country Park. Travelling for approximately 2 miles at the village of Cwmffrwd take the Pontyates turning onto the B4309 and after ¼ mile turn left onto B4306 signposted Pontyberem. Travel through the village of Llangynderyn, Crwbin, Bancffosfelen and down the hill into Pontyberem. As it flattens out, the property will be found on the right hand side just after the entrance for the junior school and before the entrance for the park on the left hand side.

**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](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

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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>76</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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