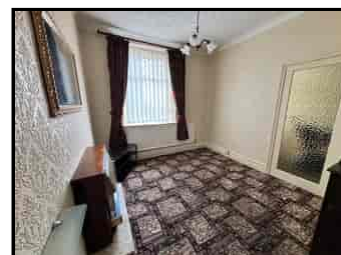


*Elevated Position with Views Overlooking The Village & Beyond. In Need of Improvement
Offering a Great Opportunity for a Lovely Family Home. Garage, Parking & Large Garden.*



14 Llannon Road, Pontyberem, Carmarthenshire. SA15 5LY.

£190,000

R/4527/NT

Elevated position in the popular Llannon Road area of Pontyberem. A short walk from the amenities that the village has to offer. The property is in need of modernisation but offers good traditional built double fronted sized accommodation with double glazing and gas central heating, good sized garden with views and detached garage. Set back and above the road the property is a short walk from eateries, public houses including workingmens, rugby & cricket clubs, shop, village hall, chemist and doctors surgery. A vibrant community to live in and centrally located for acces to the M4, Llanelli & Carmarthen Towns, Cross Hands village and Pembrey Country Park is 10 miles with large sandy beach etc.



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Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
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Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



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

Kitchen

6.1m x 1.66m (20' 0" x 5' 5")

Extension to the rear with single skin wall.

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Plumbing for washing machine. Radiator and electric oven & microwave. Window to rear, opaque window to side. Separate WC off and door to



Lounge

2.2/2.9m x 6.2m (7' 3" x 20' 4")

Double glazed window to front, gas flame effect fire with back boiler which runs the central heating and hot water system. Door to



Front Hallway

Front door, staircase and door to





Living / Dining Room

3.2m x 6m (10' 6" x 19' 8")

Double aspect to front and rear. 2 x radiators.



Landing

Loft access and doors to

Rear Bedroom

3.2m x 2.8m (10' 6" x 9' 2")

Double glazed window and radiator.



Front Bedroom

3.13m x 3.06m (10' 3" x 10' 0")

Double glazed window with far reaching views and radiator.



Front Bedroom

2.1/ 2.5m x 4.18m (6' 11" x 13' 9")

Double glazed window with far reaching views and radiator. Fitted wardrobes.



Bathroom

2.25m x 3.49m (7' 5" x 11' 5")

Paneled P Shaped bath with side screen and shower over. WC, pedestal wash hand basin, Airing cupboard, opaque double glazed window to rear. Localized wall tiles, inset spotlights over. Chrome towel radiator.



Detached Garage

Roller door and pedestrian access to side



Externally

Front parking and forecourt. Side access to rear yard area and steps to sloping lawned garden area. Some superb views are enjoyed from the top up the Gwendraeth Fawr valley and over the village.





Services

Mains water, Mains Electric, Mains Gas, Mains Drainage and Gas central heating system.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

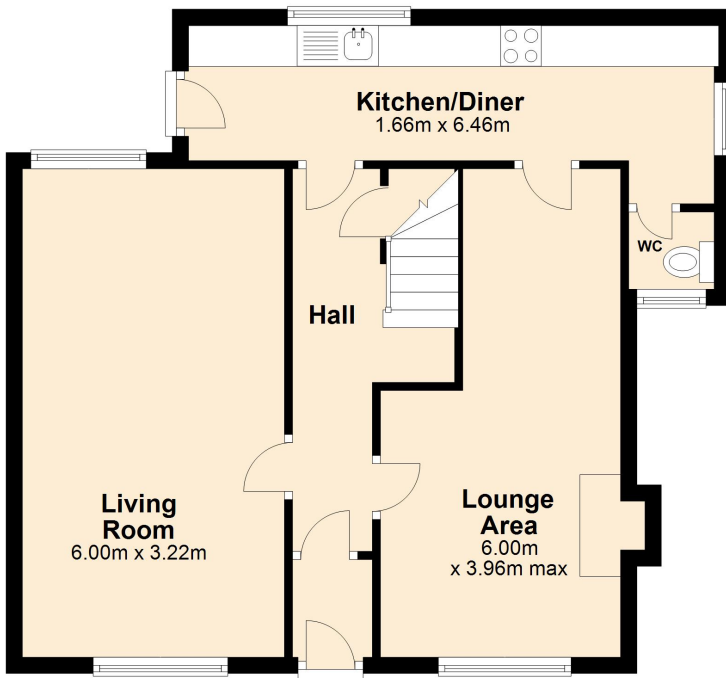
Council tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

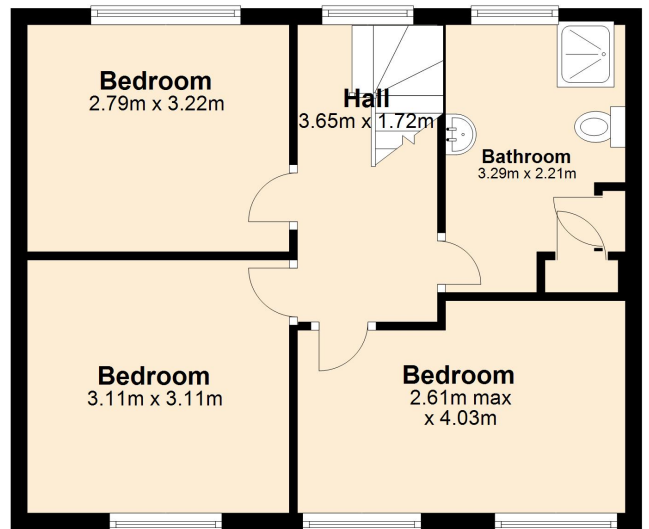
Money Laundering Regulations

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 Creadas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Ground Floor
Approx. 62.6 sq. metres



First Floor
Approx. 43.8 sq. metres



Total area: approx. 106.3 sq. metres

This plan is for illustrative purposes only. Sizes and dimensions are approximate, actual may vary.
Plan produced using PlanUp.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Off Street.

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

Construction Type

Traditional

EPC Rating: F (31)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

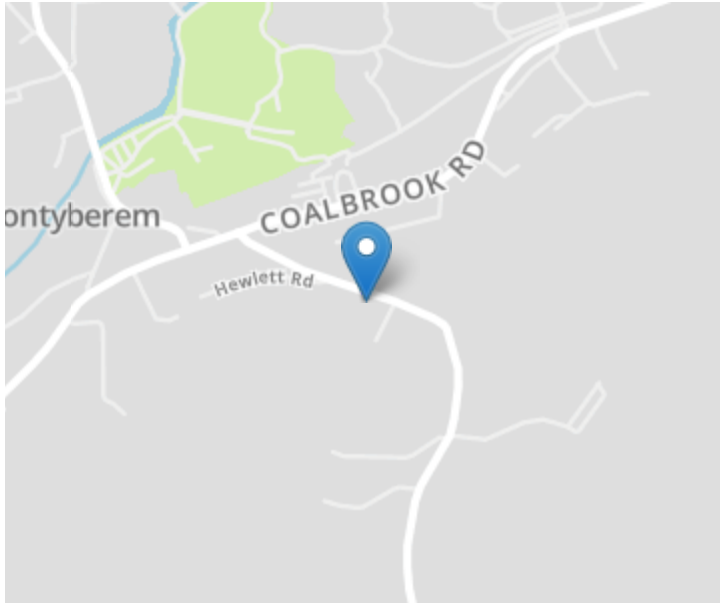
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

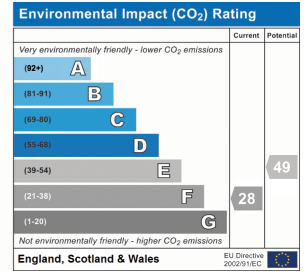
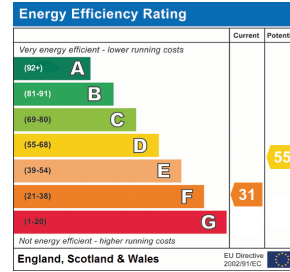
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Carmarthen travel south on the A 484 towards Llanelli. In the village of Cwmffrwd turn left onto the B4309 towards Pontyates and a quarter of a mile turn left towards Pontyberem on the B 4306. Travel through Llangyndeyrn, Crwbin and Bancffosfelen. Continue down the hill to the T junction in Pontyberem turn left and immediate right to Llannon Road. Continue on for a 100 yards and the property will be found on the right shown by a Morgan and Davies For Sale Board.



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

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11 Lammas St
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RICS