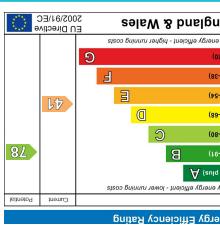




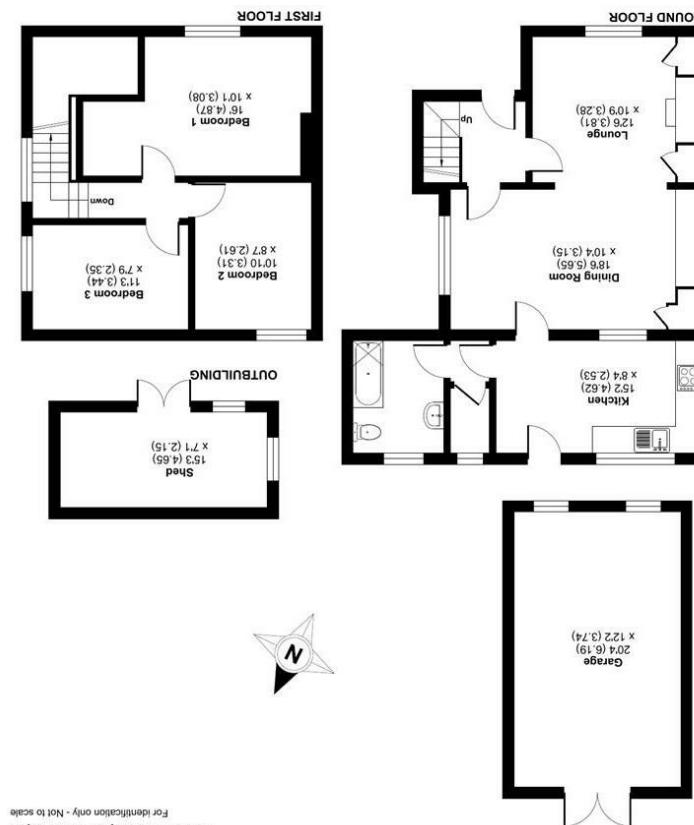
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



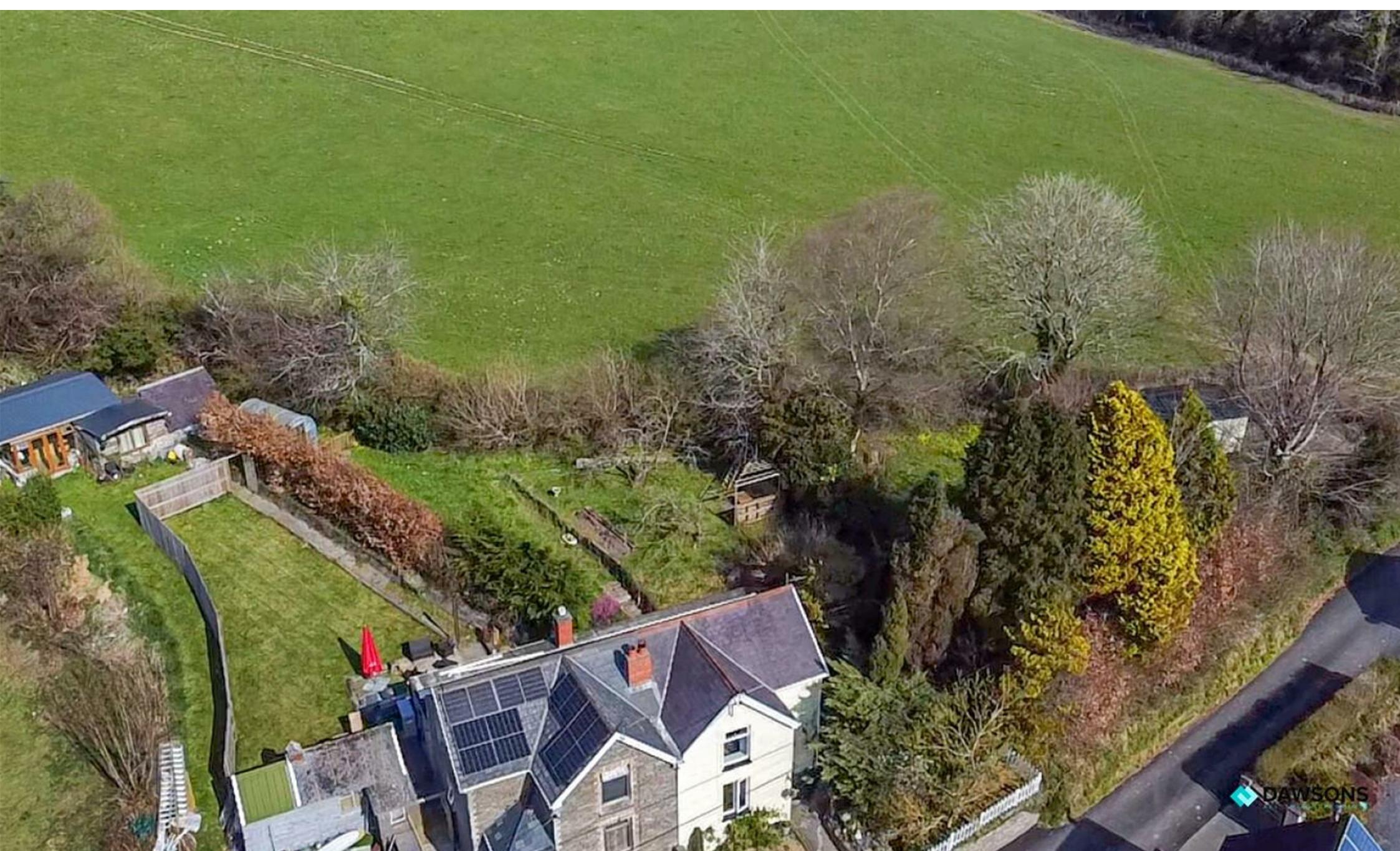
### EPC



### AREA MAP



### FLOOR PLAN



DAWSONS

## GENERAL INFORMATION

Nestled in the charming area of Clydach Cottages, Pontyates, Llanelli, this delightful semi-detached house offers a perfect blend of rural tranquillity, modern convenience, and energy-efficient living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring comfort and practicality for everyday living. A standout feature is the recent eco-conscious enhancements, including nine solar panels, an air source heating pump with a storage tank, and cavity wall insulation, significantly improving energy efficiency and reducing utility costs. All bedrooms benefit from external wall insulation and fresh re-plastering, providing added warmth and a modern finish.

Additionally, new radiators have been installed throughout, ensuring optimal heating across the home. The expansive garden not only enhances the outdoor space but also includes a garage and a dedicated parking bay, accommodating multiple vehicles – a rare find in a semi-rural setting.

The garden also boasts a charming shepherd's hut, ideal as a home office or creative space, offering a peaceful environment for work or hobbies. With generous green space, it's perfect for children to



## FULL DESCRIPTION

### Reception room

12'5" x 10'9" (3.81 x 3.28)

### Dining Room

18'6" x 10'4" (5.65 x 3.15)

### Kitchen

15'1" x 8'3" (4.62 x 2.53)

### Bathroom

### Bedroom 1

15'11" x 10'1" (4.87 x 3.08)



### Bedroom 2

10'10" x 8'6" (3.31 x 2.61)

### Bedroom 3

11'3" x 7'8" (3.44 x 2.35)

### External

### Material Infomation



Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. – We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - YES: Scottish Power  
Oil - YES

Water - YES - Welsh Water  
Broadband: YES

