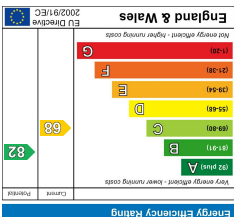


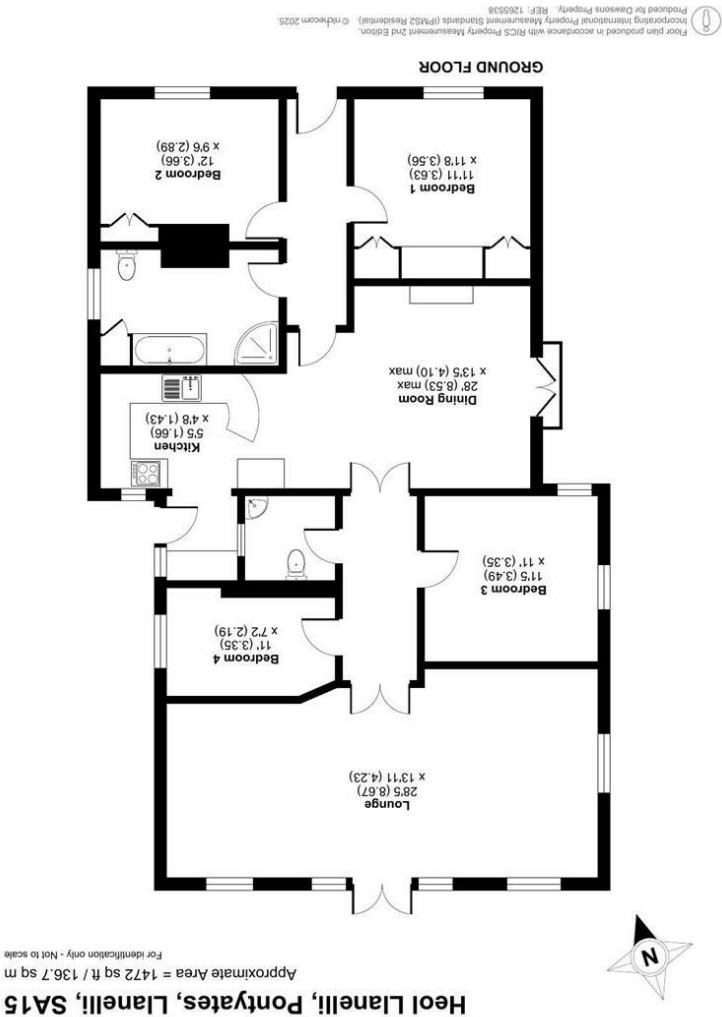
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



GENERAL INFORMATION

Nestled in the charming village of Pontyates, Llanelli, this delightful detached bungalow on Heol Llanelli offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a peaceful retreat while still being close to local amenities.

As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The well-appointed lounge provides a warm and relaxing atmosphere, while the utility area adds practicality to daily living. The bungalow boasts two modern bathrooms, ensuring ample facilities for all residents.

Set on a generous plot, the property features a substantial garden, providing a wonderful outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. Additionally, the ample parking space is a significant advantage, making it easy for you and your guests to come and go.

One of the standout features of this home is the stunning views that surround it, allowing you to enjoy the beauty of the countryside right from your doorstep. The property is offered with no onward chain, making the buying process straightforward and hassle-free. Living in Pontyates means you will benefit from a friendly village atmosphere, with local shops, schools, and transport links all within easy reach. This bungalow is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this lovely property your new home.

Freehold=Council Tax Band C=EPC-D

FULL DESCRIPTION

ENTRANCE

HALLWAY

BEDROOM ONE
11'10" x 11'8" (3.63m x 3.56m)

BEDROOM TWO
12'0" x 9'5" (3.66m x 2.89m)

DINING ROOM
27'11" x 13'5" (8.53m x 4.10m)

KITCHEN
5'5" x 4'8" (1.66m x 1.43m)

INNER HALLWAY

BEDROOM THREE
11'5" x 10'11" (3.49m x 3.35m)



BEDROOM FOUR
10'11" x 7'2" (3.35m x 2.19m)

LOUNGE
28'5" x 13'10" (8.67m x 4.23m)

EXTERNAL

MATERIAL/ADDITIONAL INFORMATION

You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - YES: EDF
Gas -YES: EON
Water - YES - Welsh Water
Broadband:

