

# Terry Thomas & Co

ESTATE AGENTS



## 58 Heol Llethryd

Pontyberem, Llanelli, SA15 5EP

Situated in the charming village of Pontyberem, Llanelli, this delightful semi-detached house on Heol Llethryd offers a perfect blend of comfort and convenience. 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 modern shower room, ensuring that your daily routines are both comfortable and efficient. The generous rear garden is a standout feature, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days. With unrestricted on-street parking, makes it easy for you and your guests to come and go.

The installation of new uPVC double glazing in 2013 enhances the property's energy efficiency, ensuring a warm and cosy environment throughout the year.

**Offers in the region of £139,950 subject to contract**

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### Entrance

Open storm porch with an Autumn leaf uPVC double glazed entrance door with matching panel window to side leading to the entrance hallway which has terracotta coloured ceramic tiled floor, open staircase to first floor with recess understairs storage area. Panel radiator with grills thermostatically controlled. Door leading through to open plan kitchen/dining and also a door through to lounge.

### Lounge

15'1" x 11'2" max narrowing to 10'2" to recess (4.61m x 3.42m max narrowing to 3.10m to recess)  
Double panel radiator, uPVC double glazed window to fore, feature fire chimney breast double doors leading through to the open plan kitchen/dining room.

### Open plan kitchen/dining room

21'3" x 9'8" (6.50m x 2.96m)  
Range of fitted base and eye level units with maple finish door and drawer fronts and matt finish granite effect worksurface over the base unit, incorporating a stainless-steel sink. Plumbing for dishwasher, plumbing for washing machine, space for tumble dryer. AEG 4 ring induction hob with a stainless-steel chimney style extractor over, Zanussi fan assisted Pyrolytic oven/grill, space for fridge freezer. Two double panel radiators thermostatically controlled, terracotta coloured ceramic tiled floor, 2 uPVC double glazed window to rear, overlooking the rear garden with extensive views over the surrounding countryside beyond. Ledge and brace door leading to utility room.

### Utility room

16'5" x 6'0" (5.02m x 1.83m)  
Autumn leaf uPVC double glazed window to side. Cloakroom/WC having a close coupled economy flush WC, wall mounted corner wash hand basin with chrome mixer tap fitment, built in cupboard which houses the Worcester mains Gas fired combination boiler which serves the central heating system and heats the domestic water, window to rear.

### First floor

Part galleried landing area with uPVC double glazed window to side, access to loft space, doors leading off to all bedrooms and family shower room.

### Front bedroom 1

max into passage 14'0" m x 10'11" (max into passage 4.28 m x 3.35m)  
uPVC double glazed window to fore, single panel radiator thermostatically controlled, distressed Limed Oak effect flooring.

### Front bedroom 2

9'6" x 7'3" (2.9m x 2.22)  
uPVC double glazed window to fore, single panel radiator thermostatically controlled, distressed Limed Oak effect flooring.

### Rear bedroom 3

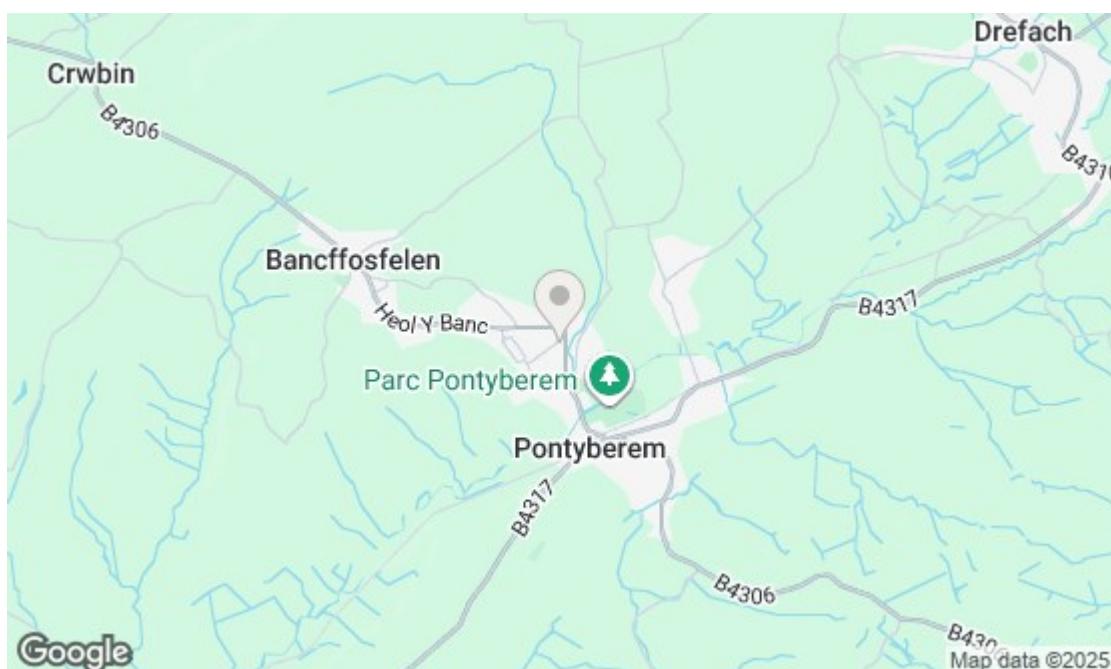
14'0" x 9'1" (4.29m x 2.77m)  
Single panel radiator thermostatically controlled, uPVC double glazed window to rear overlooking the rear garden and extensive views over the surrounding countryside and beyond, built in wardrobe/recess storage area.

### Shower room

6'10" x 5'8" (2.09m x 1.73m)  
Newly furnished suite comprising of shower enclosure with a rain shower head and body wash chrome shower fitment, wash hand basin fitted within a vanity unit having high gloss drawer fronts and chrome mixer tap fitment over, close coupled economy flush WC, wall mounted chrome ladder towel radiator, Autumn leaf uPVC double glazed window to the rear, LED lighting, additional LED downlighting and a light extractor.

### External

To the rear of the property is a mainly laid to lawn garden with pathway leading to the timber built shed and foliage to the boundary.





## Floor Plan



**Type:** House - Semi-Detached

**Tenure:** Freehold

**Council Tax Band:** B

**Services:** Mains water, electricity and drainage.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
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(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
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