



2A Parc Mansant, Pontyates, SA15 5TA
Offers Over £310,000

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Davies Craddock Estates are pleased to present for sale this beautifully finished new-build bungalow, situated in the quiet cul-de-sac of Parc Mansant in the sought-after village of Pontyates, Llanelli.

The home opens into a welcoming hallway leading to three spacious double bedrooms and a contemporary family bathroom. The true heart of the home is the expansive, open-plan kitchen, living, and dining area. This well-appointed space is perfect for modern living and is complemented by a practical, separate utility room.

From the kitchen, double doors open onto an elevated patio area boasting far-reaching countryside views. Steps lead down to a further patio and a lawned garden, offering plenty of space for relaxation.

Located in the heart of the Gwendraeth Valley, Pontyates offers a charming semi-rural lifestyle with a strong sense of community. The village is well-equipped with essential amenities, including a local primary school, doctor's surgery, pharmacy, and a selection of shops and eateries. Ideally positioned for commuters, Parc Mansant sits midway between the major towns of Llanelli and Carmarthen, providing easy access to high-street shopping and the M4. Residents can also enjoy nearby leisure attractions such as Ffos Las Racecourse and the scenic Pembrey Country Park, all while benefiting from the peaceful countryside surroundings.

With no onward chain, early viewing is essential to see what this property has to offer.

The property further comprises:





Entrance Hall

Herringbone wood effect flooring, storage cupboard, under floor heating.

Bedroom One

13'1" x 12'5" approx. (4.01 x 3.81 approx.)

Window to front, spot lights, under floor heating.

Bedroom Two

13'8" x 10'7" approx. (4.19 x 3.25 approx.)

Window to front, spot light, under floor heating.

Bedroom Three

8'9" x 12'5" approx. (2.67 x 3.81 approx.)

Window to side, under floor heating, walk in wardrobe.

Bathroom

6'11" x 13'8" approx. (2.13 x 4.19 approx.)

Fitted with W/C, hand wash basin vanity, panelled bath, walk in shower cubicle, spot lights tiled flooring and walls, under floor heating, window to side.



Open Plan Living/Kitchen/Dining

25'8" x 24'1" approx. (max) (7.84 x 7.35 approx. (max))

Fitted with wall and base units with worktop over, sink with mixer tap, integrated mid level oven, dishwasher and fridge/freezer, ceramic hob with extractor hood over, kitchen island with storage, herringbone wood effect flooring, under floor heating, windows to side and rear, double doors to rear, door to side into;

Utility

5'4" x 10'6" approx. (1.65 x 3.22 approx.)

Fitted with wall and base units with work worktop over, sink with mixer tap, space for washing machine and tumble dryer, cupboards housing heat pump. Herringbone wood effect flooring, underfloor heating, window to rear.

External

FRONT: Driveway to side for offroad parking.

REAR : Steps down to patio and lawn area with far reaching views.

To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Newly Constructed Energy Efficient Home
- Three Bedroom Detached Bungalow
- Open Plan Living With Kitchen Island & Utility Room
- Driveway For Off Road Parking
- Under Floor Heating Throughout With Air Sourced Heat Pump And Solar Panels
- Mains Electrics, Water and Drainage
- Council Tax - TBC
- EPC - B (Approx 96m2/1033ft2)
- Freehold
- No Onward Chain With Internal Viewing Essential



Total area: approx. 100.1 sq. metres (1077.4 sq. feet)

These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

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A REVIEW



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