



- PERIOD DETACHED HOUSE WITH FAR REACHING RURAL VIEWS.
- 3 BEDROOMS. 2 LIVING ROOMS. 2 WC's.
- LARGE GARDEN OF APPROX. 0.175 OF AN ACRE AFFORDING EXCELLENT SCOPE - STP.
- 8 MILES BUSINESS PARK AT CROSS HANDS AND A48 TRUNK ROAD.
- SLIGHTLY ELEVATED SUNNY SOUTH FACING POSITION.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS. CHARACTER FEATURES.
- WALKING DISTANCE DOCTORS SURGERY, LOCAL FOOD STORE AND FACILITIES AT THE CENTRE OF PONTYATES.
- 5 MILES ANCIENT TOWNSHIP OF KIDWELLY.

**Foel Deg,
No 18 Heol Nazareth,
Pontyates, Llanelli, SA15 5TB**

**£245,000 OIRO
FREEHOLD**

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A most conveniently situated traditionally built (1921) **3 BEDROOMED/3 RECEPTION ROOMED 'L' shaped DETACHED HOUSE** being located bordering the countryside enjoying a slightly elevated position **overlooking the surrounding countryside and village** on the periphery of yet within **walking distance** of the Doctors Surgery, local Food Store/Petrol Station, Pharmacy and Primary School at the **centre of Pontyates** which in turn is located amidst the **beautiful 'Gwendraeth Fawr River Valley'** within 2 miles of 'Ffos Las Racecourse', is within 5 miles of the ancient estuarial township of Kidwelly that offers a **Railway Station**, is within 7 miles of **Llanelli town centre**, is within 8 miles of 'Pembrey Country Park' and the Business Park at **Cross Hands** and is located some 9 miles south of the County and Market town of **Carmarthen**.

FROM THE PROPERTY FAR REACHING RURAL VIEWS ARE ENJOYED OVER THE 'GWENDRAETH FAWR RIVER VALLEY' AND VILLAGE OF PONTYATES.

GAS CENTRAL HEATING with some radiators thermostatically controlled.

PVCu DOUBLE GLAZED WINDOWS. **FIRST TIME ON THE MARKET SINCE 1978.**

MANY CHARACTER FEATURES INCLUDING PINE PANELLED DOORS, PINE SKIRTING BOARDS, ARCHITRAVES, ART DECO FIRE SURROUND ETC. 8' 8" CEILING HEIGHTS to the Ground Floor.

THE FITTED CARPETS ARE INCLUDED.

APPLICANTS MAYBE INTERESTED TO NOTE THAT THE PROPERTY WAS EXTENDED AT THE REAR BY THE VENDORS WITH A KITCHEN EXTENSION CIRCA. 1979/80 FOR WHICH BUILDING REGULATION APPROVAL WAS OBTAINED.

RECEPTION HALL 11' 6" (3.5m) in depth with **feature 3D patterned quarry tiled floor**. Smoke detector. Staircase to First Floor with pine newel post, handrail and spindles. Radiator. C/h thermostat control. Pine glazed/panelled door with stained glass/leaded lights and fan light to the Inner Hall. PVCu entrance door.

LIVING ROOM 10' 9" x 10' (3.27m x 3.05m) with suspended boarded floor. Feature ceiling rose. 4 Power points. TV point. PVCu double glazed window with **views** over the 'Gwendraeth Fawr River Valley'. **Feature 'Art Deco' fire surround.**

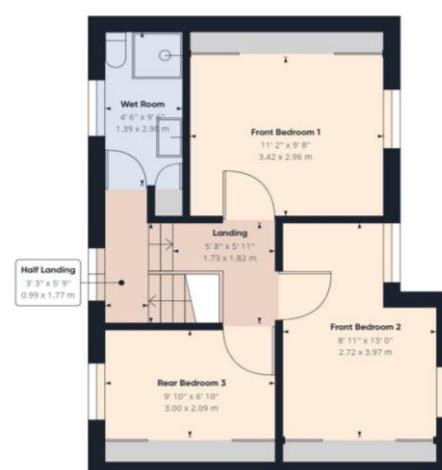
INNER HALL with **3D patterned quarry tiled floor** to match the Reception Hall. Doors to the Dining Room and

SITTING ROOM 16' 2" x 11' 7" (4.92m x 3.53m) with feature fireplace having the provision for a gas fire. 2 Radiators. 2 Ceiling roses and coved ceiling. Double aspect. 2 PVCu double glazed windows - 1 with **views** over the 'Gwendraeth Fawr River Valley'. 6 Power points. TV point.

DINING ROOM 7' 11" x 7' 7" ext. to 10' 1" (2.41m x 2.31m ext. to 3.07m) with laminate flooring. Wall light. 2 Power points. Radiator. Understairs storage cupboard off. **5' 5" (1.65m) wide opening to**



Ground Floor Building 1



1st Floor Building 1

FITTED KITCHEN 11' 2" x 10' 6" (3.4m x 3.2m) with 9 power points. Radiator. Laminate flooring. Carbon monoxide detector. PVCu double glazed picture window. Part tiled walls. Range of fitted base and eye level kitchen units incorporating an integrated dishwasher, glazed display units, gas double oven, gas hob with splashback, canopied cooker hood, 2 carousel units, 1½ bowl sink unit and integrated fridge and freezer. Opening to



UTILITY ROOM 14' 9" x 6' 9" ext. to 10' 8" (4.49m x 2.06m ext. to 3.25m) 'L' shaped with tiled floor. Carbon monoxide detector. PVCu double glazed window. Sink unit. Part tiled walls. Plumbing for washing machine. Smoke detector. Telephone point. Radiator. 'Ideal Mexico' gas fired central heating boiler. C/h timer control. Extractor fan. 5 Power points. PVCu part opaque double glazed door to rear.

SEPARATE WC with tiled floor. Half tiled walls. PVCu opaque double glazed window. WC in white.

FIRST FLOOR - 8' 6" (2.59m) ceiling heights

HALF LANDING with PVCu double glazed window.

WET ROOM 9' 10" x 4' 7" (2.99m x 1.4m) with radiator. Wet room vinyl flooring. PVCu opaque double glazed window. Fully tiled wall. Shaver point. 2 Piece suite in cream comprising pedestal wash hand basin and WC. Electric shower, curtain and rail. Extractor fan.

FITTED FLOOR-TO-CEILING AIRING/LINEN

CUPBOARD with pre-lagged hot water cylinder. Slatted shelving. Isolator switch for extractor fan.

FRONT LANDING with embossed wood panel effect **wallpaper** to the stairwell and landing. 1 Power point. Access to insulated loft space. Telephone point. Smoke detector.

FRONT BEDROOM 1 11' 2" x 9' 2" (3.4m x 2.79m) plus **wall-to-wall/floor-to-ceiling fitted wardrobes** with sliding pine doors. Radiator. PVCu double glazed window with rural views over the 'Gwendraeth Fawr River Valley' and village of Pontyates. 4 Power points. Coved ceiling.

FRONT BEDROOM 2 12' 10" x 8' 11" (3.91m x 2.72m) overall 'L' shaped plus **wall-to-wall/floor-to-ceiling fitted wardrobes** with sliding pine doors. 2 PVCu double glazed windows to fore, both enjoying views over the 'Gwendraeth Fawr River Valley' and village of Pontyates. Radiator. 3 Power points.

REAR BEDROOM 3 9' 10" x 6' 7" (2.99m x 2.01m) plus **wall-to-wall/floor-to-ceiling fitted wardrobes** with sliding pine doors. 4 Power points. Radiator. PVCu double glazed window.



EXTERNALLY

Gated/pillared concreted entrance drive that leads past the house to the rear and which provides ample private car parking. Front walled paved forecourt garden. Rear walled paved patio. There is to the side a large lawned garden that affords excellent scope subject to the necessary planning consents being obtained that incorporates a vegetable patch.

The property amounting to approximately 0.175 of an acre and enjoys a frontage to 'Heol Nazareth' of **just under 90' (27.41m)** with there being an **average depth of 90' (27.41m)**. The **side garden** has a depth of **approximately 95' (28.93m)** and a **width of 45' (13.71m)**. OUTSIDE LIGHT AND WATER TAP. 3 COMPOST BINS. GARDEN STORE SHED.

GREENHOUSE 12' x 8' (3.65m x 2.44m)

DETACHED GARAGE 21' 6" x 12' 1" (6.55m x 3.68m)
Concrete block built with 4 power points. Up-and-over garage door. Window to rear. Personal door.





ENERGY EFFICIENCY RATING: - D (65).

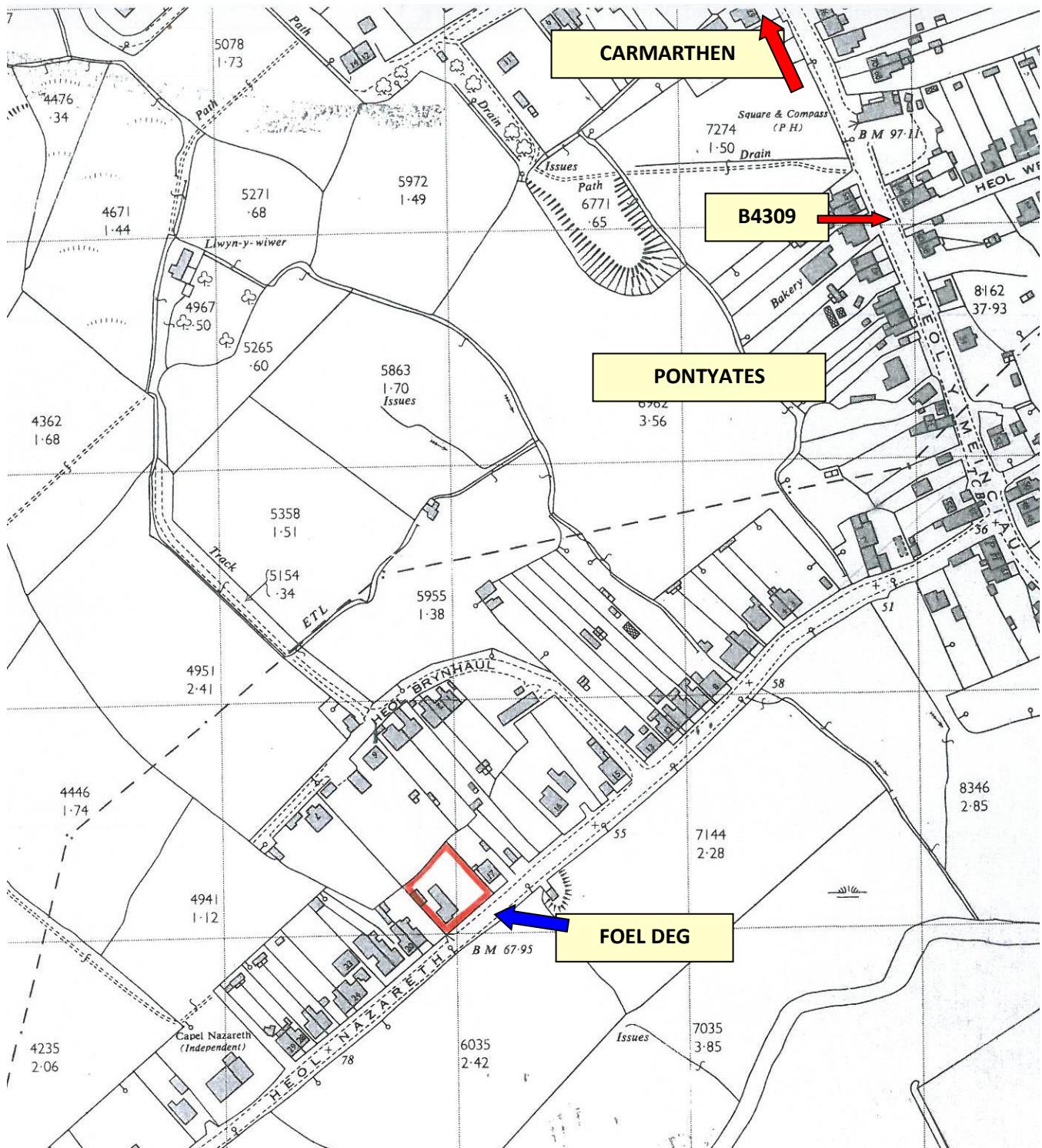
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0032-1210-3109-0107-1000.

SERVICES: - Mains electricity, water (metered), drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND D 2021/22 = £1,679.85p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - Upon entering **Pontyates** from the **Carmarthen direction** travel down 'Heol y Meinciau' through the 'speed camera' **passing** the Primary School on the left. Continue down 'Heol y Meinciau' **past the Church**, right hand turnings for 'Heol Banc y Offis', Dwynant', 'Square and Compass' Public House and **turn next right** into '**Heol Nazareth**'. Continue a **short distance** along 'Heol Nazareth' travelling **past the right hand turning** for 'Heol Brynhawl' and the property will be found a little further along on the **right hand side**.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

05.07.2021 - REF: 6166