103 Heol Llanelli

Pontyates, Llanelli, SA15 5UH

Asking Price £157,500

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FLOOR PLAN

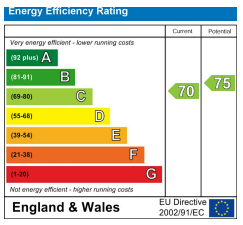


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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.

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GENERAL INFORMATION

Located in the village of Pontyates, Llanelli, this three-bedroom detached property offers spacious accommodation throughout and is set within a convenient location close to local amenities.
The ground floor comprises an entrance hall, a generous reception room to the front of the property, and a separate sitting/dining room providing additional living space. To the rear is a fitted kitchen with access to a useful utility room and ground floor shower room.
A built-in storage area further enhances the practicality of the accommodation.
To the first floor are three well-proportioned bedrooms and a family bathroom, offering flexible living space suitable for families, first-time buyers, or those looking to upsize.
Externally, the property benefits from off-road parking and an enclosed rear garden, providing space for outdoor seating, entertaining, or family use.
Situated within easy reach of local shops, schools and transport links, the property offers convenient access to Llanelli, Cross Hands and the surrounding areas.







FULL DESCRIPTION

Ground Floor

Entrance Hallway

Reception room
14'6" x 10'9" (4.44m x 3.29m)

Dining Room
12'5" x 8'8" (3.81m x 2.66m)

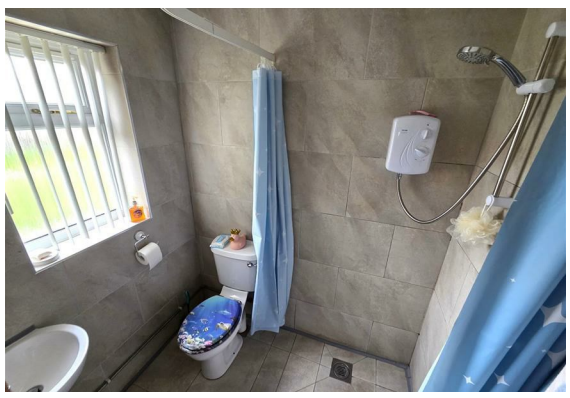
Kitchen
14'6" x 10'9" (4.43m x 3.29m)

Utility
6'9" x 6'0" (2.08m x 1.84m)

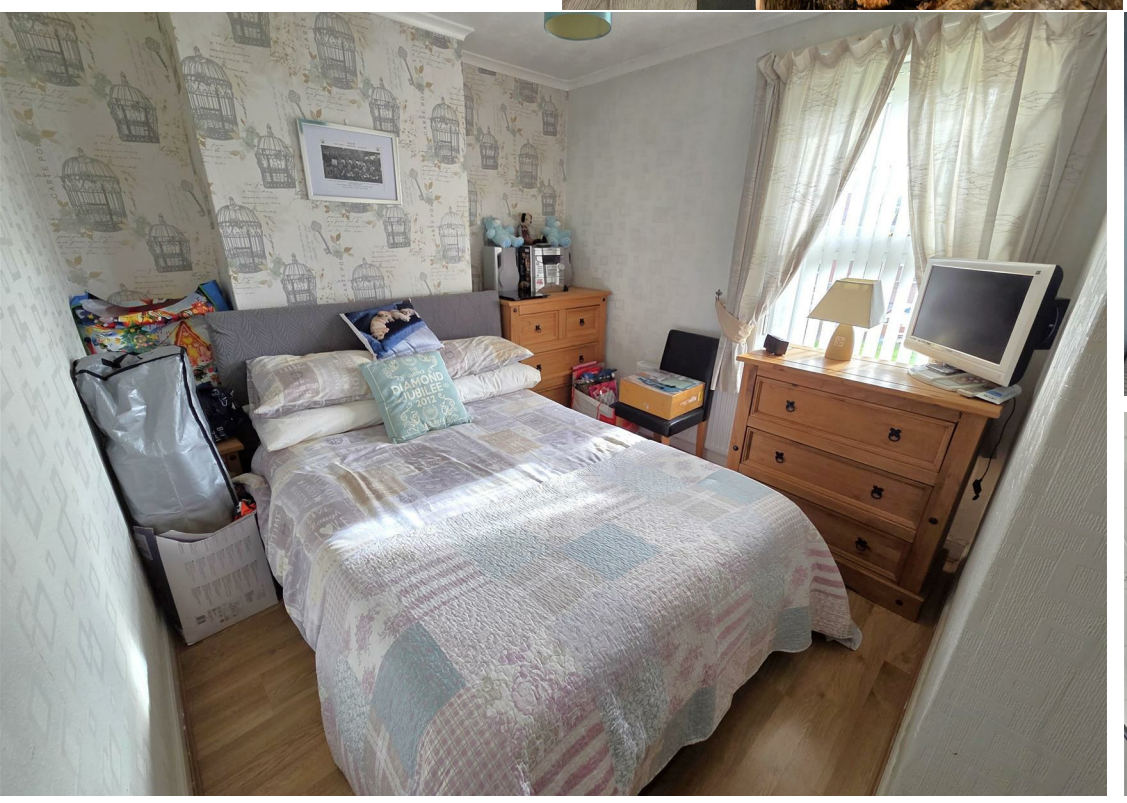
Shower Room
6'0" x 6'0" (1.84m x 1.84m)

First Floor

Landing









Bedroom 1
10'9" x 9'3" (3.29m x 2.83m)

Bedroom 2
10'1" x 8'11" (3.09m x 2.73m)

Bedroom 3
9'6" x 6'0" (2.92m x 1.85m)

Family Bathroom
9'2" x 9'3" (2.81m x 2.82m)

EPC = C

Council Tax Band = B

Parking
Driveway

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water
Broadband - BT Fibre
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information
Please note, this is an ex local authority property.





