Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Gwendraeth Row
Pontyberem
Llanelli
Carmarthenshire

£650 Monthly











- ** AVAILABLE FOR LET ** - Mid Terraced 2 Bedroom Property
- Quiet Rural Setting Within Pontyberem Village
- Cosy Well Presented Accommodation
- Open Plan Living/Dining Room, Kitchen/Breakfast room, Utility Area
- First Floor Provides 2 Bedrooms & Spacious Bathroom
- Long Front Garden & Stream Boundary
- Car Parking For 2 Vehicles
- Easily Accessible To Carmarthen & Cross Hands/M4
- Council Tax Band A - EPC Rating E54
- BOND - £750 HOLDING FEE - £100 MINIMUM 6 MONTH LET

Ref: PRC11472

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Viewing Instructions: Strictly By Appointment Only

General Description

A pleasantly situated mid terraced 2 bedroom house having a peaceful idyllic setting within the village of Pontyberem offering a good range of amenities. The property offers cosy well presented accommodation with solid fuel central heating and double glazed windows.

The cosy accommodation provides open living/dining room leading through to modern fitted kitchen/breakfast room and utility area, with the first floor providing 2 bedrooms and bathroom.
Outside there is a long front garden laid to lawn running down to stream at the bottom creating a lovely idyllic setting to relax. Car parking space for 2 vehicles located directly across the small lane. Please note the rear garden and sheds are not included in the rental.

The village of Pontyberem offers all the usual basic amenities, with the small town of Cross Hands and the M4 connection being only 5 miles away. The popular town of Carmarthen is only 10 miles away offering a wide range of amenities and facilities with the Millennium coastal path and Ffos Las racecourse being within easy travelling distance.

Accommodation

Open plan living/dining room (23' 10" x 11' 10") or (7.26m x 3.61m)

Most spacious room with double glazed front entrance door, window to front, radiator, solid fuel Rayburn range, stairs to first floor, access through to:

Kitchen. (9' 9" Min x 6' 7") or (2.97m Min x 2.01m)

Fitted base and wall cupboards with sink unit, cooker space, plumbing for dishwasher, radiator, rear exterior door, access to utility area with plumbing for washing machine.

First Floor Landing

Access to loft space, doors to:

Bedroom 1 (15' 3" x 8' 6") or (4.65m x 2.59m)

Window to front, radiator, over stair cupboard.

Bedroom 2 (8' 2" x 7' 10") or (2.49m x 2.39m)

Window to rear, radiator.

Bathroom

Modern suite comprising bath with shower over, WC, wash basin, radiator, built in airing cupboard.

Outside

Good sized long garden to front of property to sit out and relax, running down to stream at the bottom creating a delightful rural idyllic setting. Car parking space for 2 vehicles located directly across the small lane.

Broadband and Mobile phone

The mobile phone signal is deemed to be good in the area, Fibre broadband is available in the vicinity. Please check with your network provider for full information.

Services

EPC Rating:54

Council Tax

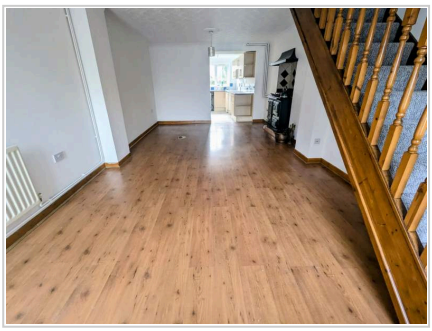
Band A

Directions

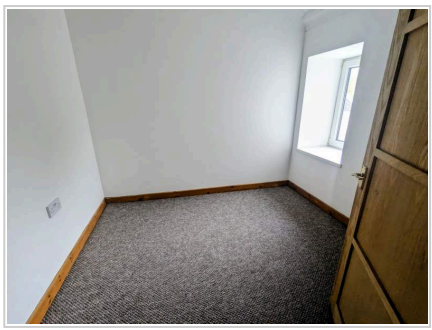
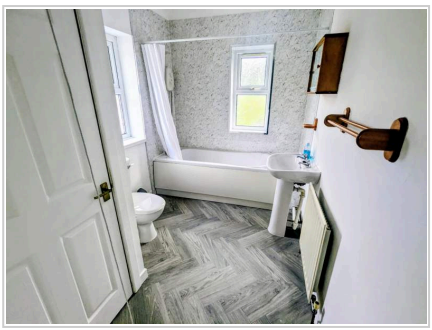
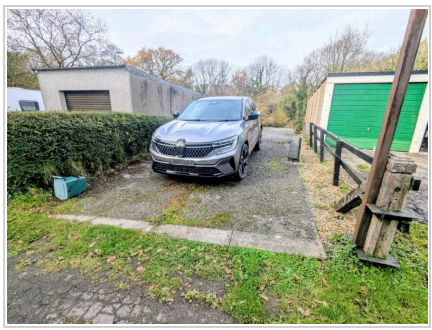
From Pontyberem take the Llanon B4306 road and contune up for approx 0.3 mile and take a laft turning down a small lane, continue down over the small bridge at the bottom and the property will be found further along on the right. Please use What 3 words - under.garlic.surface

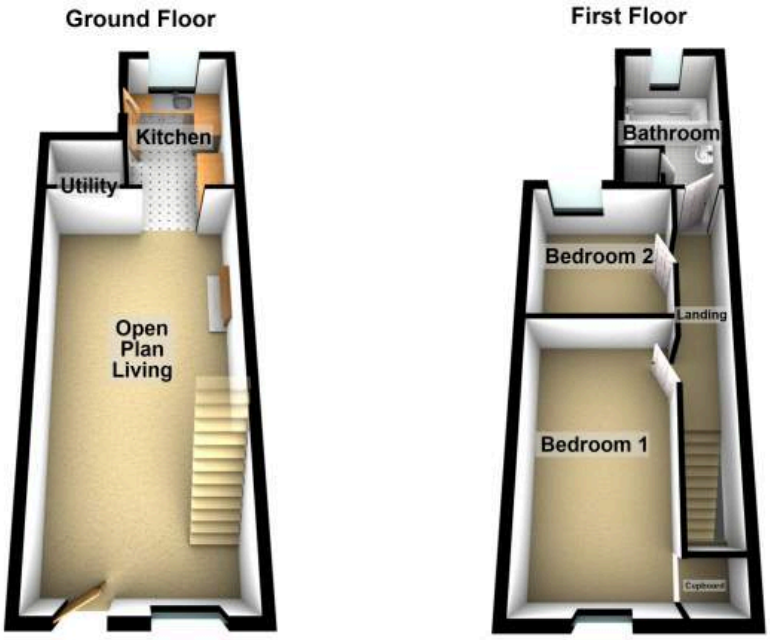








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