Anna Ashton
ESTATE AGENTS









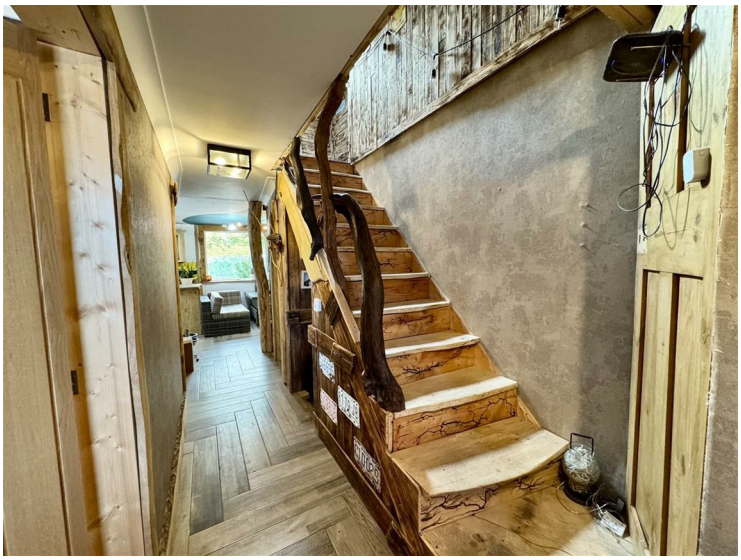
Rhydsarnau Pontardulais Road, Cwmgwili, Llanelli, SA14 6PW

Offers in the region of £385,000

- Detached property
- Attic rooms
- Oil central heating
- Off road parking
- Easy access to dual carriageway
- 2 bedrooms
- uPVC double glazing
- Large surrounding garden
- Outbuilding and workshops
- Viewing highly recommended

Ground Floor
with uPVC entrance door leading to

Entrance hall



with stairs to first floor, coved ceiling, storage under the stairs and underfloor heating.

Lounge
10'6" x 12'10" (3.21 x 3.92)



with log burner, coved ceiling, underfloor heating and uPVC double glazed window to front.

Kitchen
9'10" x 23'2" (3.02 x 7.08)



with base and wall units, display cabinet, one and half bowl ceramic sink with mixer taps, 6 ring smeg hob with extractor over, part tiled walls, underfloor heating and two uPVC double glazed windows to rear.

Utility
9'11" x 7'7" (3.04 x 2.33)



with base and wall units, plumbing for automatic washing machine, uPVC double glazed window to side and door to rear.

Shower room
9'0" red to 4'1" x 5'1" red to 2'7" (2.76 red to 1.25 x 1.55 red to 0.80)



with low level flush WC, pedestal wash hand basin, dual head rainfall shower with shower enclosure, tiled floor and heated towel rail.

Bedroom 1
15'9" x 13'10" (4.82 x 4.23)



with coved ceiling, underfloor heating, uPVC double glazed window to front and side.

Dressing area
4'6" x 8'8" (1.39 x 2.65)



Ensuite
4'0" x 8'9" (1.24 x 2.67)



with low level flush WC, pedestal wash hand basin, step up shower enclosure with electric shower, tiled floor, heated towel rail and uPVC double glazed window to side.

Bedroom 2
8'9" x 12'11" (2.69 x 3.94)



with coved ceiling, underfloor heating and uPVC double glazed window to side.

Attic space- Potential Bedroom 3 STPP
20'6" x 13'8" (6.26 x 4.19)



with two velux windows to rear

Attic space- Potential ensuite STPP
11'6" x 11'8" (3.51 x 3.57)



with uPVC double glazed velux window to rear

Outside





with stone archway, electric gate and off road parking for numerous cars to front.
to side- shelter log store shed, corrugated zinc store shed, lawned areas, gravelled area and large workshop.
to rear- covered area with large pond, paved patio, lawned area, gravelled area and wooden shed.

Workshop



with power and light connected and covered area lean to.

Material Information

UTILITIES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:septic tank
Heating:Oil
Broad Band Speed: Download- 66 Mbps, Upload 15Mbps
Mobile coverage:EE 80%, Three 78%, Vodafone 77%, O2 60%

ISSUES WITH POTENTIAL IMPACT:

Japanese knotweed near the boundary line in next door's field.

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk
Rights and Easements:
Restrictions:

Council Tax

Band C

NOTE

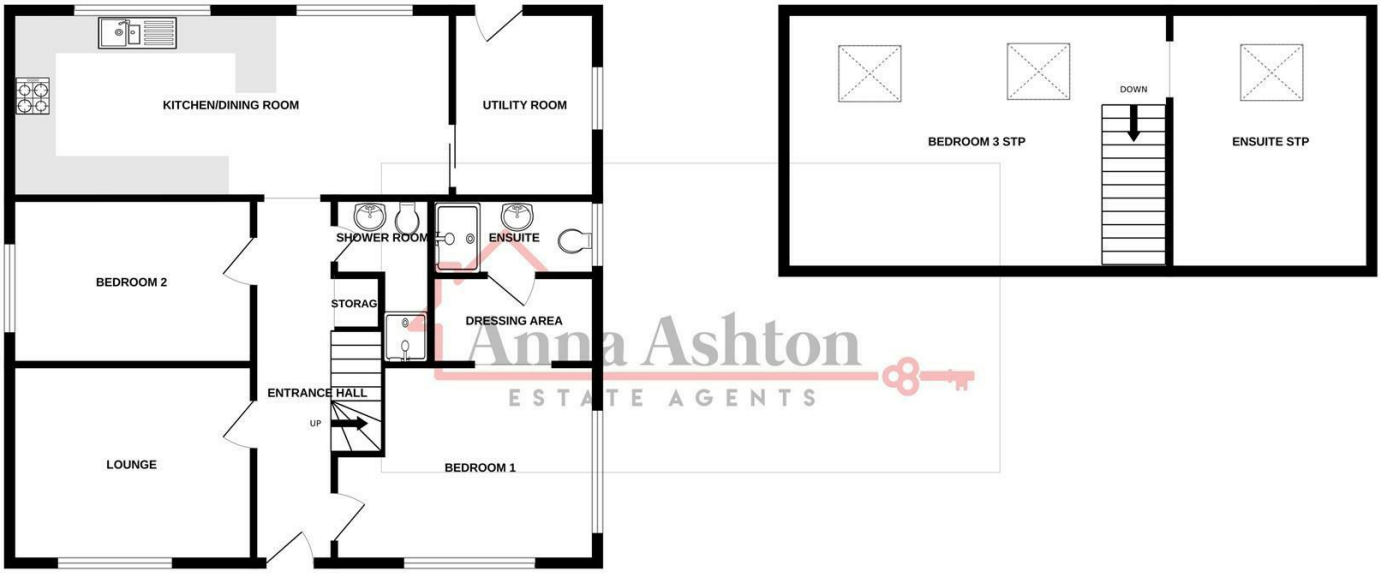
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street then turn third left into Station Road. Turn second right and continue over the level crossing and travel for approximately 3 miles to the village of Capel Hendre. Proceed straight over the crossroads towards Cwmgwili. Follow the road onto Heol Y Deri then take the first left, follow the road for approximately 0.3 miles and the property can be found on the left hand side.

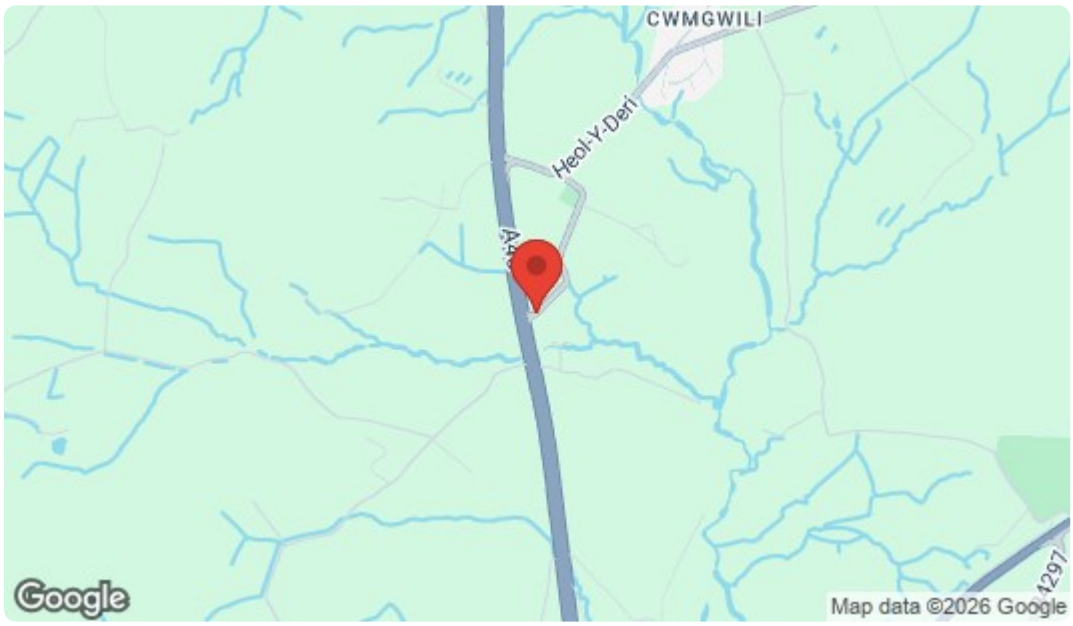
GROUND FLOOR

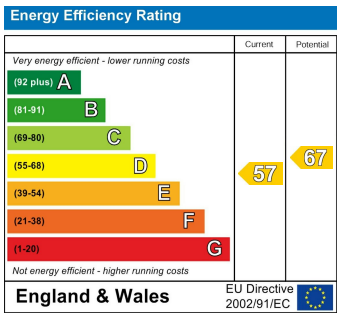
1ST FLOOR



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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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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.