



House - Detached (EPC Rating:) Freehold

MYRTLE HILL, PONTHENRY, LLANELLI, SA15 5PD

Offers In The Region Of

£285,000

3 Bedroom House - Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this 3 Bedroom Detached House set on a Double Plot with fine views to the rear, located within the small village of Ponthenry approximately 7 miles from Llanelli Town Centre with all its amenities for shopping, leisure, minor injury hospital, good transport links and the out of town retail park offering nationwide retail outlets. The accommodation comprises, Entrance Porch, Entrance Hall, Lounge, Open Plan Kitchen/Diner with Sitting Area, Utility Room and Shower Room located on the ground floor with 3 Bedrooms and Bathroom located on the first floor. Externally the detached house sits on a double plot with driveway, double garage, boiler room, workshop and ample space to extend or develop (STPP). The property benefits from gas central heating and uPVC double glazing.

Council Tax Band - D. Freehold. EPC-TBC. Fine Views to the Rear

Ground Floor

With front entrance door leading into...

Entrance Hall

3.6 x 2.0 (11'9" x 6'6")

With radiator, stairs to first floor with under stairs cupboard.

Lounge

7.6 x 3.6 (into bay) (24'11" x 11'9" (into bay))

With radiator, textured and covered ceiling, fireplace with inset fire, wood panelling above fireplace and along one wall with shelving and storage and bay window to the front of the property.

Open Plan Sitting Room/Kitchen Diner

2.8 x 1.9 opening to 4.2 x 7.0 (9'2" x 6'2" opening to 13'9" x 22'11")

With a range of base and wall units, display cabinets, one and half bowl sink unit with mixer taps, gas hob with extractor above, eye level oven, integrated dishwasher, breakfast bar, spotlights, part tiled walls, tiled floor to kitchen area with carpet to sitting area, window to the front of the property and Patio Doors leading to the rear of the property.

Utility Room

2.8 x 2.4 (9'2" x 7'10")

With a range of base and wall units, plumbing for automatic washing machine, space for tumble dryer, circular sink and drainer, tiled floor and door leading into cloakroom, window and door to the side of the property.

Shower Room

1.0 x 2.4 (3'3" x 7'10")

With low level flush WC, shower cubicle, fully tiled walls, tiled floor and window to the side of the property.

First Floor

Landing Area

With hatch to roof space, textured and covered ceiling and window to the side of the property.

Bedroom 1

3.3 x 3.0 (excl wardrobes) (10'9" x 9'10" (excl wardrobes))

With radiator, textured and covered ceiling, fitted wardrobes and window to the front of the property.

Bedroom 2

3.7 x 3.0 (excl wardrobes) (12'1" x 9'10" (excl wardrobes))

With radiator, textured and covered ceiling, fitted wardrobes and window to the rear of the property.

Bedroom 3

2.4 x 2.2 (excl wardrobes) (7'10" x 7'2" (excl wardrobes))

With radiator, textured and covered ceiling, fitted wardrobes and window to the rear of the property.

Bathroom

2.4 x 2.0 (7'10" x 6'6")

With low level flush WC, vanity unit with inset wash hand basin and cupboard above, corner bath, fully tiled walls, tiled floor and window to the front of the property.

External

Front - Forecourt with side vehicle access with ample parking & turning. Detached Double Garage

Rear - Large garden mainly lawn and flower beds, workshop & boiler room housing gas fired central heating boiler with Fine views from the rear also potential to develop / extend or separate dwelling (Subject to planning permission).

Services

Mains gas, electricity, water and drainage.



Council Tax
- Band D

TENURE
Freehold

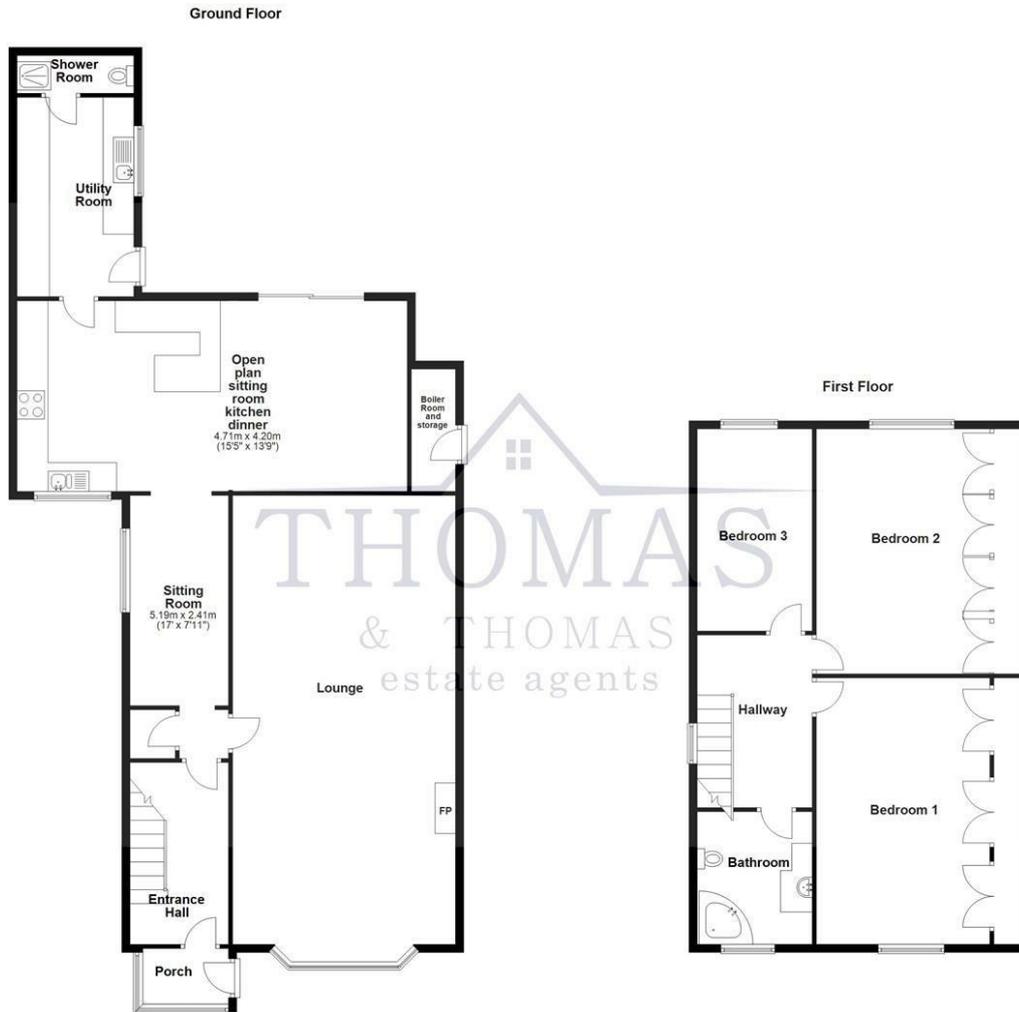
NOTE
All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS
By appointment with the selling agents on 01269 597949
or email on ammanford@thomasandthomas-property.co.uk

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Total area: approx. 209.9 sq. metres (2259.8 sq. feet)

Council Tax Band

D

Energy Performance Graph

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

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

