



House - Semi-Detached (EPC Rating: D) Freehold

**COALBROOK ROAD, PONTYBEREM,
LLANELLI, SA15 5HU**

Offers In The Region Of

£145,000

2 Bedroom House - Semi-Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this 2 Bedroom Semi Detached House located within the village of Pontyberem offering local amenities, with further shopping available in Llanelli. The accommodation comprises, entrance hall, two reception rooms, kitchen, cloakroom located on the ground floor with 2 double bedrooms and bathroom located on the first floor. Externally there is a front lawned area with driveway and rear level garden with patio area and ample parking accessed via rear lane. The property benefits from majority of uPVC Double Glazing and Gas Central Heating. The property requires modernisation.

Council Tax Band - C. EPC - D65. Freehold. NO ONWARD CHAIN. Ideal Property for First Time Buyers.

Ground Floor

With archway to covered porchway and front entrance door leading into...

Entrance Hall

With radiator, textured & coved ceiling, stairs to first floor with under stairs cupboard.

Reception Room 1

4.0 x 3.2 (13'1" x 10'5")

With radiator, textured & coved ceiling, chimney breast with gas fire and wooden bay window to the front of the property.

Reception Room 2

3.6 x 4.7 (11'9" x 15'5")

With radiator, textured & coved ceiling, two alcoves and window to the side of the property.

Kitchen

2.7 x 3.9 (8'10" x 12'9")

With a range of base and wall units, single bowl stainless steel sink unit with mixer taps, gas hob with oven below, plumbing for automatic washing machine, space for fridge/freezer, radiator, textured & coved ceiling, part tiled walls, tiled floor and window to the rear of the property and door leading to cloakroom and door leading to the side of the property.

Cloakroom

1.8 x 1.0 (5'10" x 3'3")

With low level flush WC, pedestal wash hand basin, textured & coved ceiling, fully tiled walls, tiled floor and window to the rear of the property.

Landing

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

Bedroom 1

3.4 x 5.0 (11'1" x 16'4")

With radiator, textured & coved ceiling, fitted wardrobes and wooden windows to the front of the property.

Bedroom 2

3.8 x 2.8 (12'5" x 9'2")

With radiator, textured & coved ceiling and window to the rear of the property.

Bathroom

2.8 x 2.0 (9'2" x 6'6")

With low level flush WC, pedestal wash hand basin, panelled bath, airing cupboard housing Worcester boiler providing domestic hot water and central heating, radiator, textured & coved ceiling, fully tiled walls and window to the rear of the property.

External

Front : With front garden laid to lawn, side paved brick driveway offering ample parking on a slightly elevated position offering fine views.

Rear : With patio and level lawned area with garden brick built shed and outbuilding and steps leading to hard standing parking area accessed via a rear lane.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C

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 e-mail on ammanford@thomasandthomas-property.co.uk

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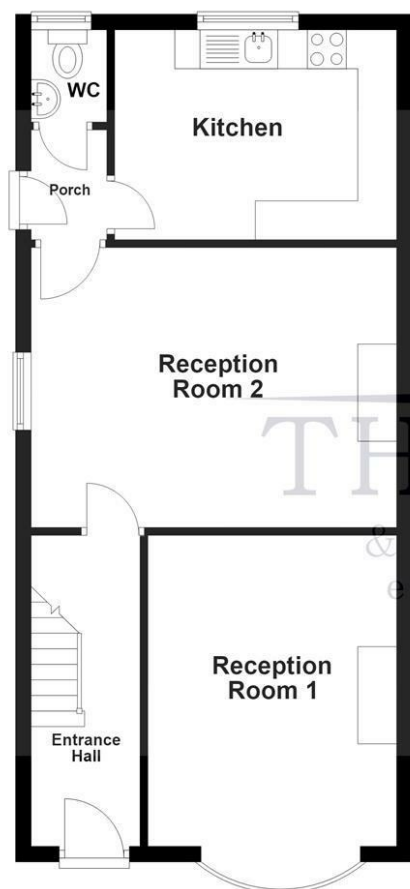
Directions

Leave Ammanford along Wind Street and travel towards to M4 Motorway, on reaching the village of Tycroes turn right signposted Capel Hendre and continue towards Cross Hands. At the main roundabout at Crosshands take the turning signposted Tumble and continue into the village of Tumble, turn right to lower Tumble along High Street, then turn left signposted Cwm Mawr this will take you into the village of Pontyberem along Station Road leading into Coalbrook Road and the property can be located on the right hand side (next to GP Surgery) and identified by our For Sale Board.

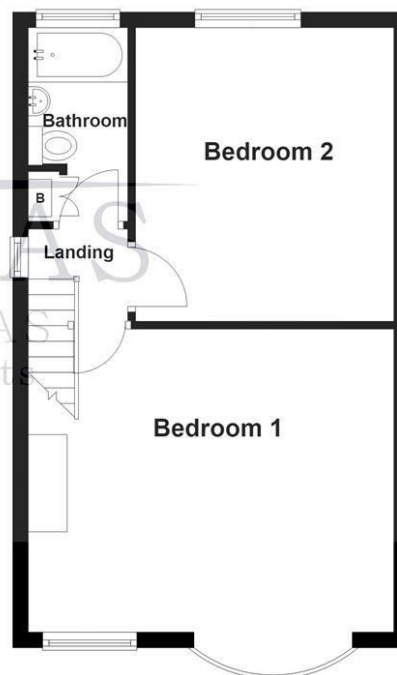


THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,
CARMARTHENSHIRE, SA18 3AB

Ground Floor



First Floor

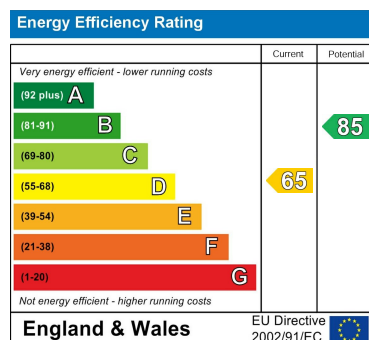


Total area: approx. 85.3 sq. metres (918.6 sq. feet)

Council Tax Band

C

Energy Performance Graph



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.

