



## **Renhurst, 56 Heol Y Felin, Pontyberem, Llanelli SA15 5EU**

**Offers in the region of £140,000**

**Cosy 2 Bedroom Detached Cottage Style  
Bungalow**

**Double Glazing & Gas Fired Central  
Heating**

**Rear Parking & Garage**

**Elevated Position With Views To Fore  
Viewing Highly Recommended**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

NWT/WJ/58756/070917

## DESCRIPTION

A 2 bedroom detached cottage style bungalow, having an elevated position with some superb views to fore. The property retains much of its character and charm with dado and picture rails, stained glass windows, oak fronted cottage style kitchen, superb patio area to rear with views and rear access for parking and garage. Internal viewing is highly recommended.

## LOCATION

Situated in the large village of Pontyberem which has excellent day to day facilities including shop, doctors surgery, chemist, school and public houses. The property is conveniently situated between the main towns of Carmarthen and Llanelli which are 10 miles approximately and both offering excellent shopping facilities with national retailers, junior and secondary schools, bus and rail station. The M4 dual carriageway connection is available at Cross Hands which is 7 miles approximately again with good day to day shopping facilities and Pembrey Country Park with its sandy beach, ski slope and motor racing centre is 9 miles approximately. Ffos Las horse racing course is at Carway which is 6 miles approximately along with a golf club and in the village of Pontyberem itself it links up to the network of bicycle and footpath tracks which connects to the Wales Coastal Path.

## HALLWAY

Entered via door to front, store cupboard, dado rail, radiator, doors to;

## SITTING ROOM

11'2/13'4 x 11' (3.40m x 3.35m)

Double glazed bay window to front with stained glass motifs,

radiator, feature fireplace with wood surround and mantle with tiled inset, picture rail.

## BEDROOM 1

11' x 11' (3.35m x 3.35m)

Double glazed window to front, radiator, picture rail.

## BEDROOM 2

11' x 7'9/5 (3.35m x 2.13m)

Double glazed window to side, picture rail, fitted wardrobe with 3 sliding doors.

## LIVING ROOM

12' x 9'9 (3.66m x 2.97m)

Fireplace with gas flame effect fire inset and mantle over, storage cupboards to side with one incorporating the gas boiler servicing the domestic hot water and central heating system, dado rail, picture rail, double glazed window to rear, radiator.

## BATHROOM

7'2 x 5'10 (2.18m x 1.78m)

Panelled bath with mixer tap and shower attachment, side screen and shower over, pedestal wash hand basin, WC, opaque double glazed window to rear, localised wall tiles, radiator.

## KITCHEN/DINING ROOM

14'6 x 10'10 (4.42m x 3.30m)

Fitted with a range of wall and base units with worktop over, matching display cabinets, 1½ bowl ceramic sink unit with single drainer, fitted dishwasher, plumbing for washing machine, double glazed window to rear, radiator, electric oven and grill, 4 ring electric hob with extractor fan over.

## EXTERNALLY

There is a front garden laid to lawn with pedestrian access and continuing to the side of the property. To the rear is a yard area and continuing on to the patio area, lawn garden to the side and steps lead up to the parking area and a **GARAGE** with up and over door. Access to the parking is via the neighbouring property with a right of way over.

## SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the property.

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Carmarthen take the A484 south signposted for Llanelli-Pembrey Country Park and travel for 2 miles and in the village of Cwmffrwd take the left hand turning signposted for Pontyates onto the B4309. Continue on this road for 0.25 miles and turn left signposted for Pontyberem onto the B4306. Continue on this road through the villages of Llangyndeyrn, Crwbin, Bancffosfelen and on down the hill to Pontyberem. Pass the red telephone box on the left hand side, continue on for a short distance whereby the property will be located immediately after being the first bungalow on the left hand side as identified by our John Francis For Sale board. If you reach the sharp right hand bend then you will have gone too far.