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17 Ffynnon Y Waun, Ponthenry, Llanelli, SA15 5PH

Guide Price £165,000

ATTENTION FIRST TIME BUYERS / INVESTORS! Very well kept 3 bedroom semi-detached property being spacious in nature with low running costs. The property benefits from mains gas central heating, uPVC double glazing, ample parking to the front & enclosed lawned garden to the rear. Very conveniently situated in Ponthenry with a great range of local amenities nearby. A turnkey property with no further work required.

**** AVAILABLE CHAIN FREE ****

Location

Conveniently situated on the Ffynnon y Waun estate in Ponthenry, just a short distance from everyday amenities to include public houses, schooling, bus services, places of worship, convenience stores and more. The property is only some 9 miles from the county town of Carmarthen which offers a fantastic range of amenities including main-line Train Station, Regional Hospital, three Doctors Surgeries in town (doctors surgery in Pontyates also 2 miles from property), numerous large Supermarkets, multi screen cinema & so on. Swansea is only some 20 miles distance from the property which has a further, extensive range of amenities on offer with easy access onto the M4 & beyond.

Description



Ideal first time buy or investment property, the property has recently become vacant & benefits from mains gas central heating, uPVC double glazing & spacious living space internally & a well enclosed spacious garden to the rear. The property is available with all fixtures & fittings included & affords more particularly the following -

Front Entrance Door to -

Entrance Hallway



with laminate flooring, stairs to first floor, carbon monoxide alarm, doors to -

Living Room

14'4" x 10'8" (4.37m x 3.25m)



Spacious living room to the front of the property with laminate flooring

WC



being part tiled with tiled floor, wash hand basin

Kitchen / Diner

12'6" x 10'5" (3.81m x 3.18m)



Spacious kitchen / diner to the rear of the property with a range of base & wall units, single drainer sink, electric oven with gas hob, concealed extractor fan over, tiled flooring, Worcester gas boiler & rear entrance door

Principle Bedroom

13'6" x 10'4" (4.11m x 3.15m)



Spacious principle bedroom to the rear of the property

Bedroom 2

11'3" x 7'4" (3.43m x 2.24m)



Double bedroom to the front

FIRST FLOOR

Landing



with drop down ladder access to insulated & part boarded loft

Airing Cupboard

Bedroom 3 / Study

9'6" x 7'8" (2.90m x 2.34m)



A flexible front bedroom that could be equally suited as a home office etc with built in wardrobe space

Bathroom

6'8" x 6'6" (2.03m x 1.98m)



A stylish contemporary bathroom suite being fully tiled with bath & shower over, WC, pedestal wash hand basin, heated towel rail & extractor fan.

Externally



The property benefits from a low maintenance lawned garden to the rear measuring 35'6" x 26'7" & being well enclosed with panelled fencing, making an ideal space for children, entertaining guests or general relaxation. There is ample off-parking to the front of the property via a tarmac drive, further gravelled & patio grounds on the surround of the house.

Garden Shed



Services

Mains water, electricity & drainage, mains gas central heating.

Council Tax Band 'C'

We understand that the property is in council tax band 'C' with the amount payable for the 25/26 year being - £2033.59

Directions

What3Words: speech.equipping.irritated

EPC

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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