



9 Heol Y Bryn, Pontyberem

Offers In Region Of £109,950



Calow Evans  
Estate Agents

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## 9 Heol Y Bryn, Pontyberem

This unique property features an additional parcel of land at the rear. Located in the semi-rural village of Pontyberem, this three-bedroom mid-terrace home includes a first-floor shower room. The property boasts a rear garden with access to a larger garden area, providing potential for various uses. It is essential to view this property to fully appreciate the outdoor space it offers.

Pontyberem village offers good basic amenities, including cafes, a mini supermarket, and a primary school. Additional facilities can be found in Cross Hands, located approximately 4.5 miles away.







## Accommodation:

### Entrance Hall

Stairs to first floor, under-stairs storage cupboard, panry.

### Sitting Room

4.42m x 2.82m (14'6" x 9'3")

Single glazed window to front, solid fuel fire.









## Kitchen

2.92m x 2.41m (9'7" x 7'11")

Double glazed window to rear, 'Rayburn style' stove

## Lean-To

Single glazed windows to rear, single glazed door to side, sink & draining board unit.

## First Floor Landing

Access to loft

## Bedroom One

3.53m x 3.05m (11'7" x 10'0")

Double glazed window to rear.

## Bedroom Two

3.3m x 3m (10'10" x 9'10"/9'7")

Single glazed window to front.

## Bedroom Three

1.85m x 1.73m (6'1" x 5'8")

Single glazed window to front.

## Shower Room

Cupboard housing hot water tank, double glazed window to rear, suite comprising electric shower suitable for disabled use, WC, pedestal wash hand basin.

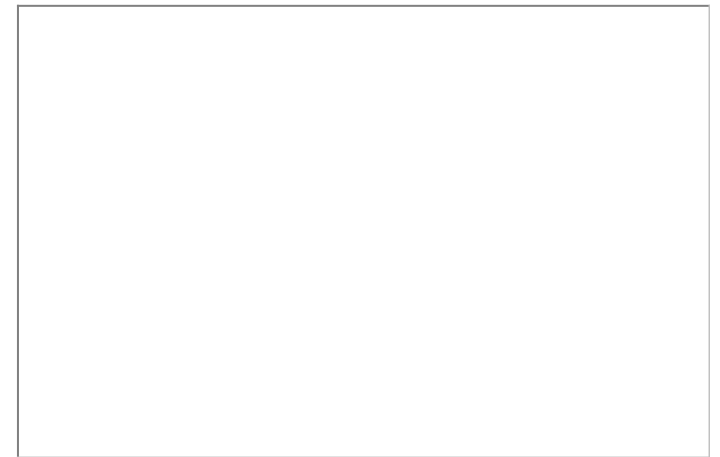
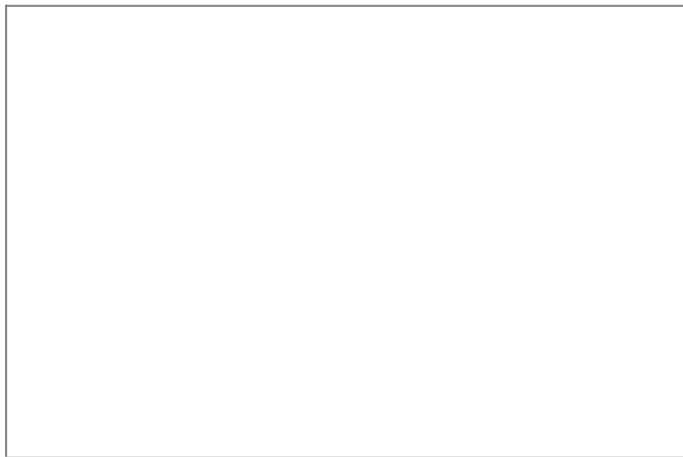
## Externally

Larger than average rear garden comprising lawned area with greenhouse, outbuilding to rear with access to a further good size lawned area suitable for various uses, storage shed.

Please note this property enjoys right of way over the lane to the rear of the neighboring properties. The neighboring properties also enjoy right of way to the rear.

## Tenure

Freehold





## **Council Tax**

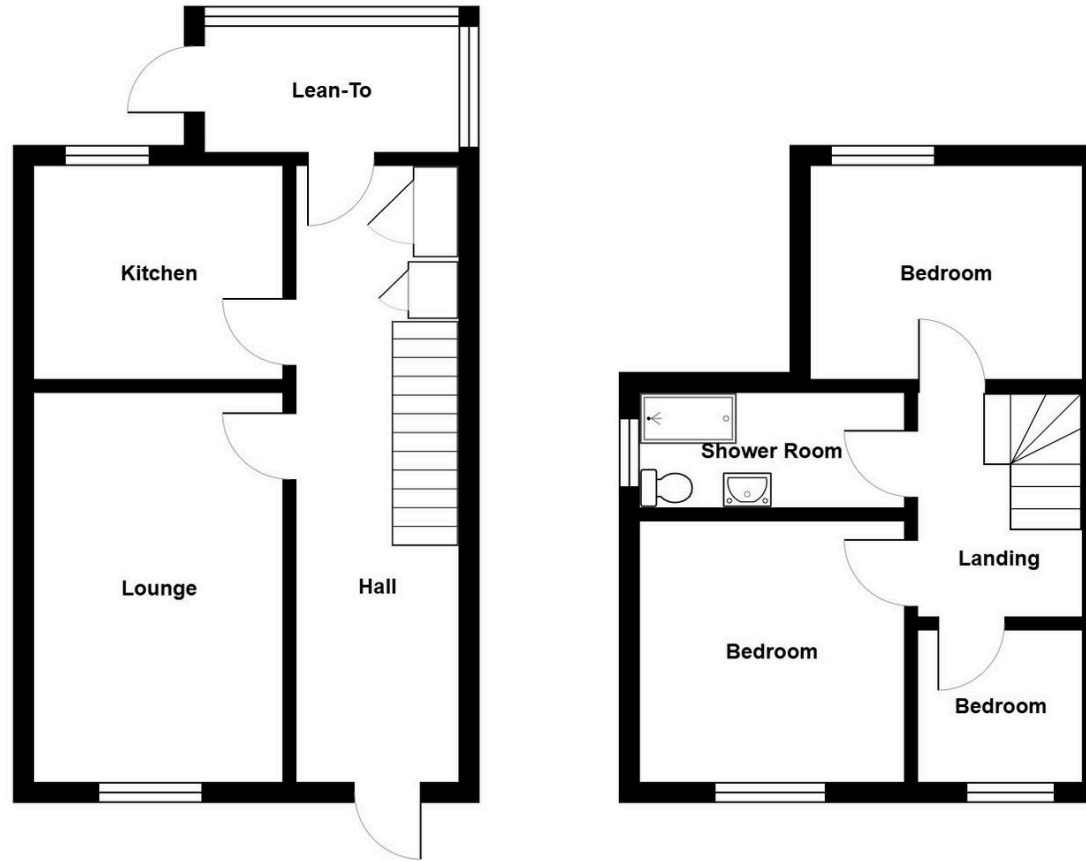
Band B

## **Services**

We are advised that mains services are connected. Please note there is no central heating at the property

## **Disclaimer**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



**Address**

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