



44 Heol Y Felin, Pontyberem, Llanelli, SA15 5EH

Offers in the region of £139,950

Situated in the popular village of Pontyberem, this semi-detached bungalow offers an excellent opportunity for buyers looking to put their own stamp on a home. Conveniently located close to local amenities, shops and transport links, the property combines village living with everyday convenience. The accommodation briefly comprises two bedrooms, a living room, kitchen and bathroom. The property benefits from double glazed windows and gas central heating, providing a solid foundation for modernisation. While in need of updating, it presents fantastic potential to create a comfortable and personalised home.

Externally, there is a good-sized rear garden featuring a lawn, mature trees and a patio area, ideal for relaxing or entertaining. In addition, the property offers two basement storage rooms, providing useful extra space.

This home would be ideal for a first-time buyer, those looking to downsize for retirement, or an investor seeking a property with potential. Early viewing is recommended to appreciate the opportunity on offer.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

ENTRANCE PORCH

UPVC double glazed, tiled floor and glazed door to reception hallway.

RECEPTION HALLWAY

Doors off to living room and bedrooms.

LIVING ROOM 19'10" x 8'8" ext to 10'11" (6.05m x 2.65 ext to 3.34m)



Windows to front and rear elevations, 2 radiators, feature fireplace housing an electric fire cupboard housing the 'Vaillant' gas boiler and doors off to kitchen and bathroom.



KITCHEN 10'5" x 7'10" (3.18m x 2.39m)



Fitted with wall and base units incorporating a 1.5 bowl single drainer sink unit, electric oven, hob and extractor over, space and plumbing for washing machine.

Radiator, window to rear and exterior door to rear.

BEDROOM 1 9'3" x 8'10" (2.83m x 2.70m)



Window to front and radiator.

BEDROOM 2 8'10" x 8'11" (2.70m x 2.72m)



Window to side elevation and radiator.

BATHROOM 8'10" x 5'11" (2.70m x 1.82m)



Shower enclosure, panelled bath, WC and wash hand basin, radiator, fully tiled, 2 small windows to rear and access to loft space.

EXTERNALLY



The property benefits from off-road parking to the front, with steps leading down to the main entrance. The front garden features raised borders filled with decorative gravel, providing a low-maintenance yet appealing setting.

To the side of the property, there is access to a further garden area, which includes a pleasant patio and seating space — ideal for outdoor dining or relaxing. Just below this is a lawned garden, offering additional outdoor space and leading to another garden section.

The grounds extend further to a mature garden area with established trees, creating a private and natural setting. The garden runs almost down to the banks of the nearby Afon Berem.

Beneath the bungalow, there are two useful basement rooms, providing excellent storage space.



SERVICES

Mains water, electric, drainage and gas.

COUNCIL TAX

We are advised that the Council Tax Band is

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.Properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

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Floor Plan

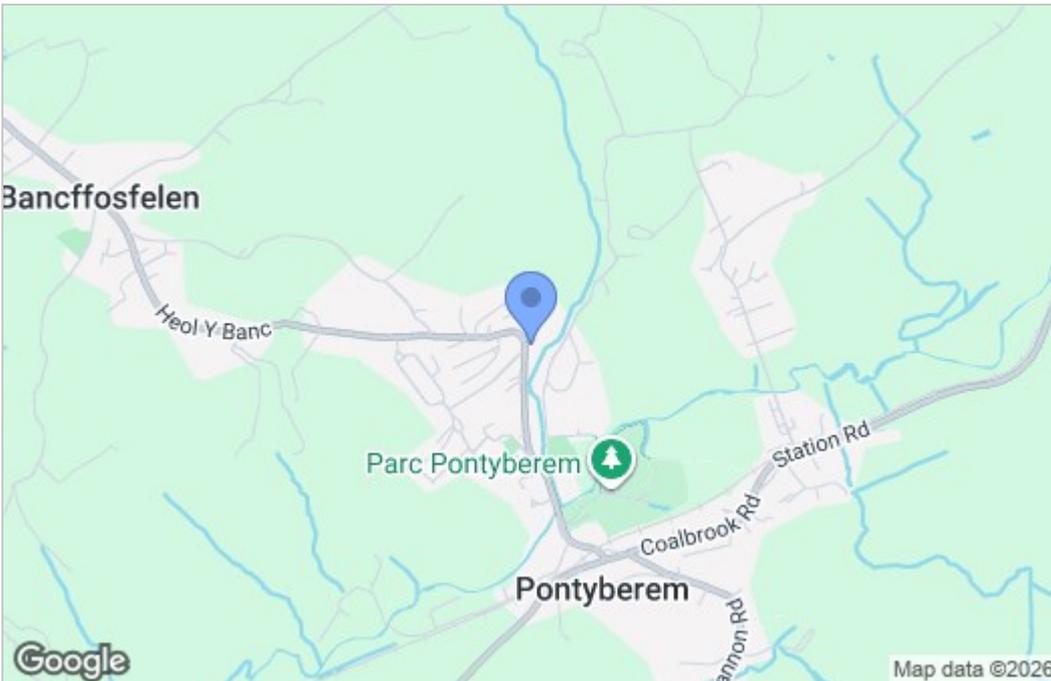
GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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H.M. LAND REGISTRY		TITLE NUMBER	
		WA575725	
ORDNANCE SURVEY PLAN REFERENCE	SN 5011	SECTION J	Scale 1/1250 Enlarged from 1/2500
← COUNTY DYFED ————— DISTRICT LLANELLI —————			© Crown copyright 1978

ADMINISTRATIVE AREA
CARMARTHENSHIRE
SIR GAERFYRDDIN



This copy of the title plan is incomplete without the preceding notes page.

Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.