



PONTAMMAN HOUSE

PONTAMMAN ROAD, NR AMMANFORD, CARMARTHENSHIRE



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IMPRESSIVE & SUBSTANTIAL PERIOD PROPERTY WITH ATTACHED COTTAGE

- Impressive & substantial Period property
- Main House: 3 reception areas.
- 4 Bedrooms (2 bathrooms)
- Cottage: 2 reception areas. Conservatory.
- 2 Bedrooms. 1 en suite.
- Spacious grounds & gardens
- Circular driveway
- Convenient location
- Close to neighbouring towns

SITUATION

Pontamman House is situated in a convenient location set back off Pontamman Road in the suburb of Pontamman that is on the eastern edge of the larger town of Ammanford. Good local road and rail connections provide quick access to other towns and cities across south Wales.

DESCRIPTION

Pontamman House is an impressive and substantial period house that has been sympathetically renovated, refurbished and extended by the current owners of the years. It now provides a most comfortable main family house together with an attached self-contained cottage/annexe that provides generous accommodation space for an extended family, friends or for letting tenants.

ACCOMMODATION

Main House Ground Floor

An elegant vestibule entrance leads through to the reception hall with doors leading off to the main reception rooms. There is also a connecting door that leads into the Cottage/Annexe. On the immediate right is a cosy lounge/snug with fireplace and double French doors opening to the front garden. On the left of the hall is the large drawing room with fireplace flanked by a display alcove. This room is open plan to the dining area that is situated on the opposite side of the room. French doors open up to the side garden. An attractive kitchen breakfast room is situated at the rear of the house providing fitted units and space for appliances. Doors lead off to a utility room and to the rear garden.



First Floor

Stairs rise up from the hallway to the first floor accommodation that includes 4 bedrooms. These share the use of a family bathroom and a separate family shower room.

Attached Cottage/Annexe

Ground Floor

The cottage is accessed from its own separate front entrance that leads into the reception hall. On the immediate right is the smart fitted kitchen area. Across the hallway towards the rear of the house is the dining room and adjacent sitting room. Both of these rooms feature French doors that open out into the conservatory that looks and opens out onto the rear gardens.

First Floor

Stairs rise up to the first floor accommodation and include an attractive galleried landing that overlooks the hallway. An en suite bedroom is situated at the front of the cottage with a second bedroom at the rear that has the use of a separate bathroom.

EXTERNALLY

The property enjoys generous landscaped grounds and gardens including a smart circular driveway, lawned areas, patio seating areas, mature trees, bushes, shrubs and flower borders.

GENERAL REMARKS AND STIPULATIONS

Fixtures & Fittings

Unless specifically described in these particulars, all fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendor's agents.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.



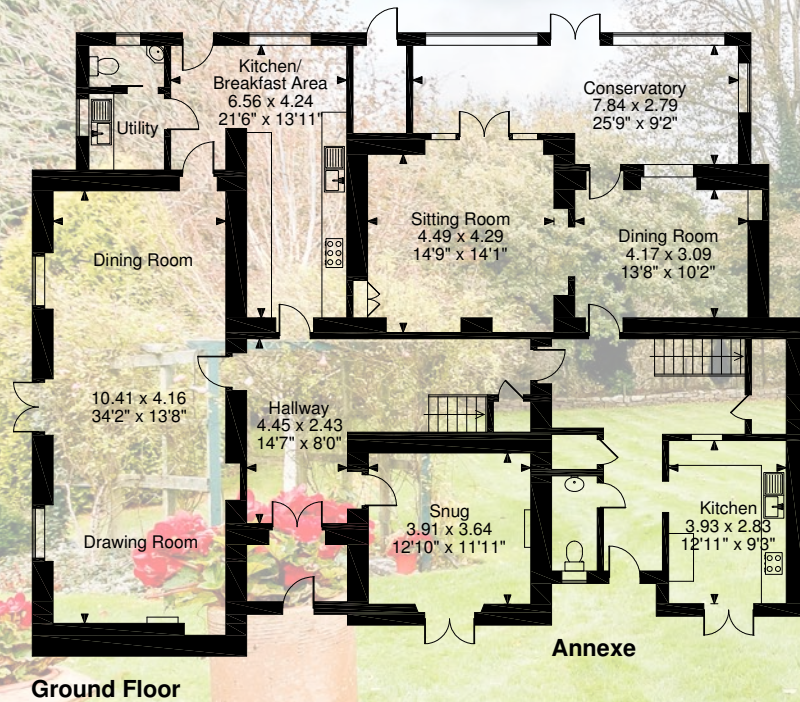
FLOORPLANS

Main House gross internal area = 2,423 sq ft / 225 sq m

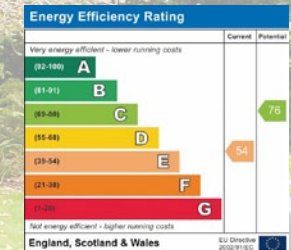
Outbuilding gross internal area = 29 sq ft / 3 sq m

Annexe gross internal area = 1,780 sq ft / 165 sq m

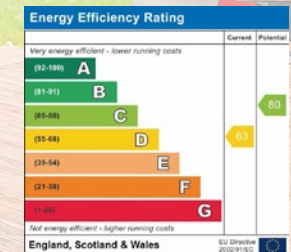
Total gross internal area = 4,232 sq ft / 393 sq m



Main House



Cottage/Annexe



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