



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'D'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

TAKE ON AKF/SC/0225/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
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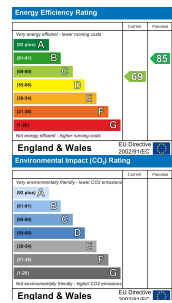


## 15 Danlan Park, Pembrey, Burry Port, Carmarthenshire, SA16 0UG

- Traditionally Built, Detached Bungalow
- Lounge/Diner & Conservatory
- Front & Rear Gardens
- Village Location Close To Pembrey Country Park & Burry Port Harbour
- Chain-free!
- Three Bedrooms
- Driveway & Integral Garage
- Small & Quiet Sought After Estate
- Viewing Highly Recommended
- EPC RATING C. COUNCIL TAX BAND D.

**£260,000**

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**







Situated in a small, quiet estate predominately made up of bungalows with no-through road in the popular coastal town of Pembrey, we are pleased to offer you this well-presented, detached bungalow for sale. This chain-free bungalow offers you a lovely modern fitted kitchen, conservatory and a lovely flat lawn with a raised decked area for you to enjoy all year long. Chain-free and ready to view so don't delay call us today on 01554 759655. EPC RATING C. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, lounge/diner, kitchen/breakfast, inner hallway, bathroom, three bedrooms, conservatory and integral garage. Semi-enclosed low-maintenance frontage with a driveway to the side leading to a carport then to the integral garage. To the rear, an enclosed garden with raised decked area then a level lawn and planters.

Pembrey is a small coastal village situated 6 miles west of Llanelli and nestled in-between Burry Port and Kidwelly. The village itself offers an array of history dating back prior to the BC period but is now more famous for Pembrey Country Park- with its miles of sandy beach and the Pembrey Motor-circuit. The village has a local primary school and a handful of local amenities with bus routes.

### ..AGENTS VIEWING NOTES

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band D. The title has covenants and easements; we have a copy on file which states the covenants are listed on the original copy. For this location, according to Offcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability-Mobile phone coverage for O2 and Three, limited phone coverage for EE and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

### HALLWAY

### LOUNGE/DINER

### KITCHEN/BREAKFAST ROOM

### INNER HALLWAY

### BATHROOM

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3

### CONSERVATORY

### INTEGRAL GARAGE



### DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow until you pass CK's supermarket on your right driving through Burry Port. Drive onward in to the village of Pembrey going past the church on your left, take the third turning on your left signposted "Danlan Park". Follow the road into the estate and at the junction turn left, the bungalow is situated on your right, number 15.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.