



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: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on RLM/SC/0721/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.

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

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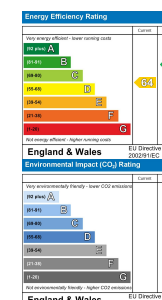


106 Ashburnham Road, Pembrey, Carmarthenshire, SA16 0TL

- Detached Property
- Spacious Lounge & Conservatory
- Spacious Internally as well as Externally
- Three Garages & Ample Off-road Parking
- Viewing Highly Recommended
- Three Bedrooms
- Shower Room Upstairs & Downstairs
- South-facing Rear Garden
- Well-presented Throughout
- EPC RATING D

Offers In Excess Of £345,000

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





An absolute gem of a property has made an appearance onto the market with us here at West Wales Properties and situated on Ashburnham Road, a road that offers a mixture of properties, but very rare does a property like this appear. Beautiful curb appeal, plenty of parking and plenty of space is what this detached property offers internally as well as externally. Viewing is highly recommended to appreciate the size, presentation and the location! EPC RATING D.

Accommodation comprises of : Entrance hall, spacious L-shaped lounge, conservatory with a panoramic view of the garden, kitchen/diner, downstairs shower room, utility room, office, upstairs modern shower room and three Bedrooms, Two of the bedrooms have an extensive view of the Ashburnham Golf Course. Externally, a spacious plot which measures that offers beautiful landscaped frontage, ample parking and three garages. To the rear, a south-facing gardeners delight with lawns, patio areas and an array of flowering plants and shrubs

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. Burry Port is well-known to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows sand dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. In recent years the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.



ENTRANCE HALL

12'6" (max) x 10'1" (max) (3.829 (max) x 3.075 (max))

LOUNGE

23'8" (max) x 21'8" (max) (7.217 (max) x 6.620 (max))

CONSERVATORY

11'1" x 9'4" (3.402 x 2.866)

KITCHEN/DINER

23'2" (max) x 10'0" (max) (7.079 (max) x 3.058 (max))

REAR HALLWAY

SHOWER ROOM

6'4" x 4'11" (1.946 x 1.502)

UTILITY ROOM

11'7" (max) x 8'11" (max) (3.533 (max) x 2.730 (max))

OFFICE

8'9" x 4'9" (2.690 x 1.459)

FIRST FLOOR-LANDING

SHOWER ROOM

9'8" x 5'4" (2.953 x 1.641)

BEDROOM 1

16'8" (max) x 13'5" (max) (5.097 (max) x 4.106 (max))

BEDROOM 2

16'9" (max) x 10'0" (max) (5.106 (max) x 3.057 (max))

BEDROOM 3

11'10" (max) x 9'10" (max) (3.621 (max) x 2.998 (max))

GARAGE 1

17'11" (max) x 9'11" (max) (5.483 (max) x 3.039 (max))

GARAGE 2

17'11" (max) x 9'2" (max) (5.478 (max) x 2.816 (max))



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, follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road making your way into "Burry Port". Keep driving on this road and you will pass "CK's" on your right, keep on driving heading out of "Burry Port". As the road goes down a small hill there is a turning on your left signposted "Furnace Road", take this turning and follow the road going over a little hump-back bridge until it comes to a junction. At the junction turn right onto "Ashburnham Road". Follow this road and the property is situated on your left set back from the road.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.