



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 C

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0822/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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

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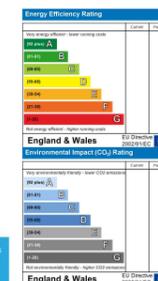


16 Lando Road, Pembrey, Carmarthenshire, SA16 0UR

- Semi-detached Property
- Spacious Lounge
- Good-sized Rear Garden
- Popular Village Location
- Viewing A Must
- Three Bedrooms
- Front & Rear Enclosed Gardens
- Chain-free
- Close To The Beach
- EPC RATING TBC

Offers In Excess Of £145,000

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The Agent that goes the Extra Mile

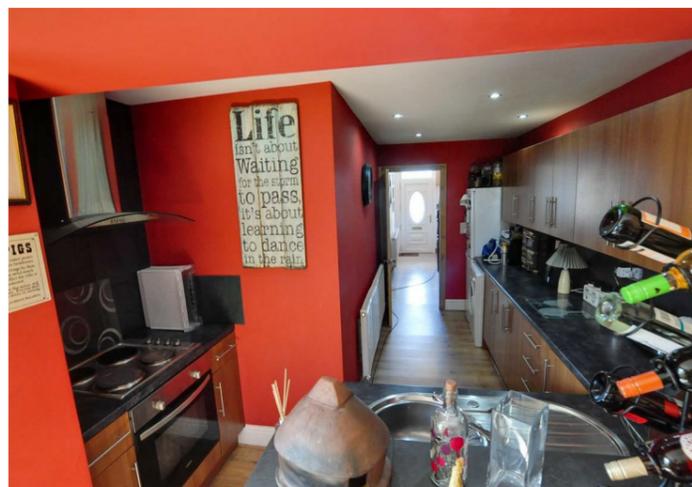




Situated in the charming village of Pembrey within walking distance of the award winning Pembrey Country Park, and close to bus routes, schools and local amenities new to the market is this THREE bedroom, semi-detached property ready to welcome eager purchasers. A big bonus for this property is that it is CHAIN-FREE and has a very good-size rear garden along with a spacious lounge and kitchen/diner. EPC RATING TBC.

Accommodation comprises of : Hallway, spacious lounge, kitchen leading into dining room, bathroom and three bedrooms. Externally, enclosed low-maintenance frontage. To the rear a good-sized garden which is mainly laid to lawn with a small patio area and secure gated pedestrian access to the side.

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.



HALLWAY

LOUNGE/DINER

24'0" (max) x 11'9" (max) (7.332 (max) x 3.591 (max))

KITCHEN AREA

13'8" (max) x 10'2" (max) (4.175 (max) x 3.112 (max))

DINING AREA

10'9" (max) x 10'9" (max) (3.300 (max) x 3.286 (max))

FIRST FLOOR-LANDING

BATHROOM

6'2" x 6'0" (1.903 x 1.848)

BEDROOM 1

12'1" (max) x 11'9" (max) (3.704 (max) x 3.602 (max))

BEDROOM 2

11'9" (max) x 11'7" (max) (3.600 (max) x 3.539 (max))

BEDROOM 3

8'7" x 6'5" (2.631 x 1.957)



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 turning for Pembrey Country Park on your left, the property is situated just after this on your right and you can park in the bays on the left.

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