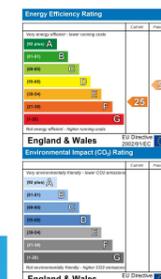


**7 Penybedd Road, Pembrey, Burry Port, Carmarthenshire, SA16 0HJ**

- **Wooden Log-cabin**
- **Two Bedrooms**
- **Two Workshops**
- **Idyllic Location**
- **Cash Buyer's Only**
- **Total Plot Size 0.386 Of An Acre**
- **Beautiful Surroundings**
- **Open Countryside Views To Rear**
- **Unique & Charming**
- **EPC RATING TBC**

**Offers In Excess Of £200,000**

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



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 'B'

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

Take on RLM/SC/0921/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.

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

TELEPHONE: 01554 759655



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**The Agent that goes the Extra Mile**



Lovingly known as "Driftwood Lodge" situated on Penybedd Road in the popular coastal village of Pembrey we proudly show off to you this unique and charming property. A TWO bedroom, DETACHED Log-cabin that sits on a beautiful plot which measures 0.386 of an acre with uninterrupted views of the open countryside to the rear in one of the most idyllic settings. An opportunity very rarely comes up on the market to purchase such a unique and quirky property set in charming grounds, so don't delay call 01554 759655 for a viewing today. Another appealing aspect is an option to rent the adjoining paddock with direct access from the garden which could be available by separate negotiation. EPC RATING F.

Accommodation comprises of : Hallway, lounge, modern bathroom, kitchen, sun-room, utility room, rear porch, storage room, separate W.C. (not in use) and two bedrooms. Sitting on a spacious plot which measures 0.386 of an acre mainly laid to lawn, mature shrubs and trees, two access points, graveled driveway which offers ample parking, two workshops.

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**

13'10" (max) x 13'7" (max) (4.237 (max) x 4.149 (max) )

**REAR PORCH**

7'10" x 4'6" (2.404 x 1.373)

**UTILITY ROOM**

7'11" x 6'4" (2.420 x 1.932)

**KITCHEN**

13'8" x 10'6" (4.168 x 3.214)

**SUNROOM**

11'1" x 5'6" (3.388 x 1.696)

**BATHROOM**

8'10" (max) x 6'8" (max) (2.699 (max) x 2.054 (max) )

14'5" (max) x 9'0" (max) (4.408 (max) x 2.765 (max) )

**STORAGE ROOM**

11'5" x 8'2" (3.503 x 2.498)

**BEDROOM 1**

14'0" x 8'1" (4.288 x 2.487)

**BEDROOM 2**

3.267 X 2.498

**WORKSHOP 1**

23'1" (max) x 16'8" (max) (7.049 (max) x 5.105 (max))

**WORKSHOP**



**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 it until you get to Pembrey. Keep traveling on that road and you will drive through the village of Pembrey going past a car garage on your left and the sign for Pembrey Country Park. Continue travelling on "Lando Road" and then onto "Crosslane Cottages", after this row of cottages there is a turning on your left, go over the small railway crossing, turn left onto "Penybedd Road". Follow the road down until you get to number 7. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.