

Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

967.35 ft<sup>2</sup>  
89.87 m<sup>2</sup>

Reduced headroom

1.69 ft<sup>2</sup>  
0.16 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

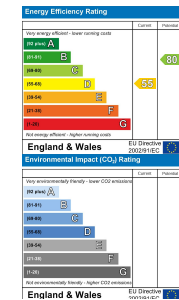


## 66 Danlan Road, Pembrey, Carmarthenshire, SA16 0UL

- Semi-detached Traditional Property
- Three Reception Rooms
- Three Bedrooms
- Cloakroom & Upstairs Family Bathroom
- Ample Parking For An Array Of Vehicles
- Spacious Rear Garden
- Well-presented Throughout
- Sought After Village Location
- EPC RATING D. COUNCIL TAX BAND C.

**£210,000**

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



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

TELEPHONE: 01554 759655



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

*The Agent that goes the Extra Mile*







Cleverly situated and set back off the main road in the well-loved coastal village of Pembrey we have for sale this THREE bedroom, semi-detached traditional property ready to welcome all viewers. Well-presented both internally as well as externally this property could be a family favourite, especially now the village has benefitted from a new primary school and an advantage of picking up the Millennium Coastal path a few meters away from your doorstep. Boasting three reception rooms, downstairs cloakroom an upstairs family bathroom, ample parking and a spacious garden! Viewing is highly recommend to appreciate the size, location and presentation, call today on 01554 759655. EPC RATING D.

Accommodation comprises: Hallway, lounge, sitting room, dining room, kitchen, cloakroom, upstairs family bathroom, three bedrooms. Externally, open-aspect frontage with parking to the side. To the rear, a spacious enclosed garden mainly laid to level lawn with two seating areas and additional parking.

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, dry ski slope and the Pembrey Motor-circuit. The village has a brand new primary school and a handful of local amenities with bus routes.



### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\* Traditionally built. Main gas, water, electric, and sewerage are connected. For this location, according to Ofcom, this is the following informationBroadband availability: Basic (7 Mbps), Superfast (80 Mbps), and Ultrafast (1000 Mbps). All mobile networks are available. Easement on title-right of light and air for adjoining neighbours, the vendor benefits from right-of-way at all times with or without vehicles across the front of the private road where each neighbour looks after the part of the road outside their own property. From the information currently available to the Coal Authority, a mining report is recommended for this property

### HALLWAY

### LOUNGE

11'4" x 9'7" (3.46 x 2.93)

### SITTING ROOM

11'6" (max) x 10'6" (max) (3.53 (max) x 3.22 (max))

### DINING ROOM

14'4" (max) x 8'9" (max) (4.37 (max) x 2.67 (max))

### CLOAKROOM

4'7" x 2'1" (1.42 x 0.65)

### KITCHEN

9'8" x 6'11" (2.95 x 2.11)

### LANDING

### BATHROOM

9'8" x 9'7" (2.97 x 2.93)

### BEDROOM 1

14'8" (max) x 8'10" (max) (4.48 (max) x 2.70 (max) )

### BEDROOM 2

11'8" (max) x 8'9" (max) (3.56 (max) x 2.69 (max) )

### BEDROOM 3

9'8" x 9'7" (2.97 x 2.93)



### 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, continue on the road until you see the "Pembrey" driving passed a newly opened coffee shop on your left taking you onto "Danlan Road", opposite the car garage turn right and take a left straight away and follow the road all the way to the end. The property is situated on the right, number 66.

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