

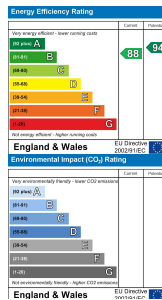


## The Birches Pinged, Pembrey, Carmarthenshire, SA16 0JJ

- Traditionally Built Detached Dormer Bungalow
- Two Reception Rooms & Sun-room
- Unique, Versatile & Spacious
- Plenty Of Outbuildings & Ample Parking
- Four Bedrooms
- Bathroom, Cloakroom & En-suite Bathroom
- Spacious Plot Measuring 0.34 Acre
- Idyllic & Serene Location Not To Far From Pembrey
- One To View!
- EPC RATING B. COUNCIL TAX BAND E.

£465,000

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:** Mains electric and water connected. Oil central heating. Air source heat pumps. Solar PV Panels. Private drainage-Septic Tank We have not checked or tested any of the services or appliances at the property.  
**TAX:** Band 'E'

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

TAKE ON AKF/SC/0725/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,

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*The Agent that goes the Extra Mile*





Situated in the quiet little hamlet of Pinged, surrounded by the idyllic back drop of open countryside views and a scattering of neighbours we have for sale this unique, well-presented property which is disguised as a dormer bungalow. Sitting pretty and very proud on a plot that measures 0.34 of an acre, we here at West Wales Properties are very eager to show you what's behind the door of "The Birches". Versatility and lots of space can be enjoyed both inside and out, so call today on 01554 759655 so you can also appreciate the size, presentation and most of all the location. EPC RATING B. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, sitting room, bathroom, modern kitchen with a utility area, sun-room, spacious lounge with log-burner, rear hallway, cloakroom, good-sized king-size bedroom, office and a staircase leading to the main bedroom with en-suite bathroom, a secons staircase in the main hallway takes you to bedrooms 3 and 4. Externally, to the front an open-aspect frontage which is laid to lawn, ample parking with driveway that leads to the rear and a larger-than-average workshop (potential Annex PL/08610)). To the rear a large garden mainly laid to level lawn, hot-tub and raised decked area, gravelled separate seating area, large summerhouse and several outbuildings (power and lights connected).

Pinged is a location within the parish of Pembrey. It's situated close to Burry Port, near Pembrey Country Park and Pembrey Beach. The area is known for its coastal location and rich industrial history, including mining and ironworking. This beautiful hamlet is very popular for equestrian lovers.

..AGENTS VIEWING NOTES

HALLWAY

SITTING ROOM

KITCHEN AREA

UTILITY AREA

SUN-ROOM

BATHROOM

( )

LOUNGE

REAR HALLWAY

CLOAKROOM

BEDROOM 2

OFFICE

FIRST STAIRCASE

LANDING

BEDROOM 1

EN-SUITE BATHROOM

MAIN STAIRCASE

LANDING

BEDROOM 4

BEDROOM 3

DIRECTIONS



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