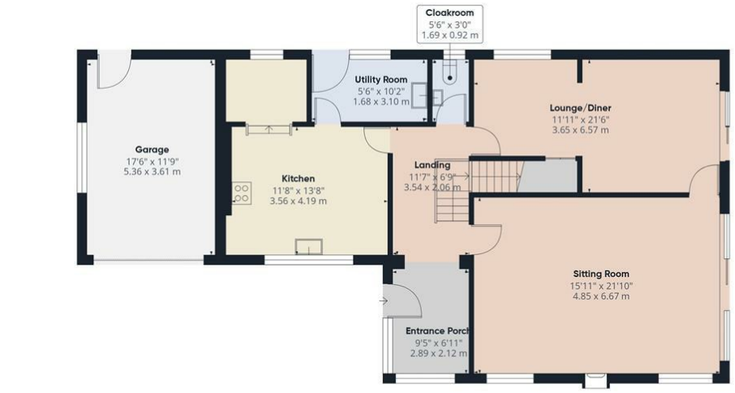


Floor 1

Floor 2

Approximate total area(1)

2351 ft²

218.6 m²

Balconies and terraces

72 ft²

6.7 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'G'

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

Take-on AJS/SC/0326/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,

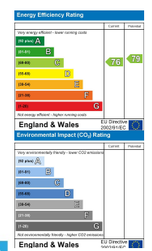
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk

Rhydydderwen Llys Y Coed, Pembrey, Burry Port, Carmarthenshire, SA16 0LJ

- **Detached Unique Traditional Property In A Small Private Estate**
- **Two/Three Reception Rooms**
- **Spacious Garage, Driveway & South-facing Rear Garden**
- **Balcony With A View!**
- **EPC RATING C. COUNCIL TAX BAND G.**
- **Three/Four Bedrooms- Master With En-suite Shower-Room**
- **Cloakroom, Upstairs Shower-room, Family Bathroom & En-suite Shower-room**
- **Immaculately Presented Throughout**
- **Chain Free & Ready To Go!**

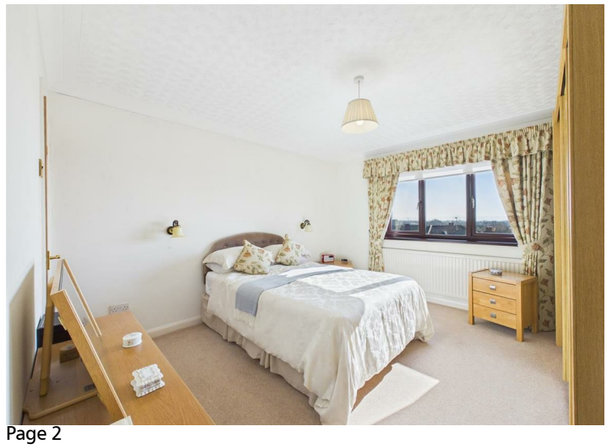


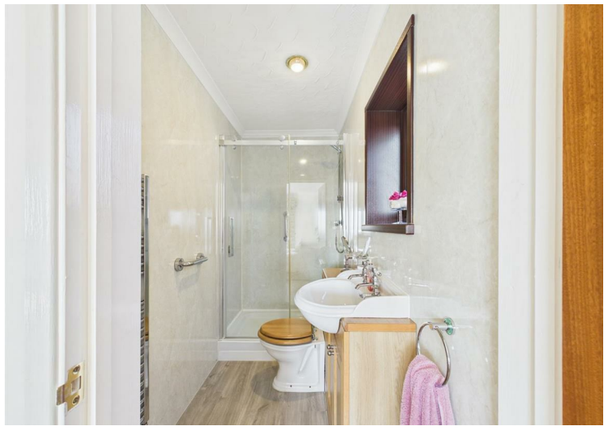
£510,000

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

The Agent that goes the Extra Mile





Situated in Pembrey in your own small, cul-de-sac private estate of three unique detached properties, we have great pleasure in showing all you lucky purchasers "Rhydydderwen". Chain-free and ready to view, this immaculately presented property has everything you look for in a home, a pleasing floorplan with versatile, spacious rooms sizes to the ample parking and a south-facing rear, garden but most of all can we tempt you with the aspect that you can see from the balcony, a glimpse of the coastline peeking through! Call us today on 01554 759655 to see for yourselves whats behind the door of "Rhydydderwen". EPC RATING C. COUCNCIL TAX BAND G.

Accommodation comprises : Entrance porch, entrance hall, sitting room, lounge through to dining area, cloakroom, spacious kitchen with raised dining area, utility room, gallery landing, spacious family bathroom with corner bath and shower cubicle, an additional shower-room, a versatile upper lounge/bedroom with balcony and views and a further three double bedrooms with the master having an en-suite shower-room. Externally, an enclosed plot with low-maintenance frontage with shrubs and block-paved driveway that offers ample parking for an array of vehicles which leads to a spacious garage and to the rear of the property. The south-facing rear garden is split over three levels and has a mixture of patio, raised decking area and then lawn with mature shrub borders.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band G. Part of the fence at the bottom of the garden is missing due to storm damage, this boundary is maintained by your neighbour. The garage has an electric roller shutter door. There are easements and covenants on the title, we have a copy on file which stated they are filed on the original title. Private road, awaiting information on the costs incurred and structure of maintenance. There have been upgrades to the property, as follows : Extension above garage in 1998, front porch added on in 2013 and an en-suite shower-room installed in 2013, the vendor has confirmed that planning permission was building regulation have been obtained. Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability—Full mobile phone coverage for EE and Three, limited mobile phone coverage for O2 and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

LOUNGE THROUGH TO:

DINING ROOM

UNDERSTAIRS STORAGE CUPBOARD

CLOAKROOM

KITCHEN INTO :

DINING AREA

UTILITY ROOM

GALLERIED LANDING

FAMILY BATHROOM

BEDROOM 2/UPPER LOUNGE

BEDROOM 1

EN-SUITE SHOWER ROOM

SHOWER ROOM

BEDROOM 4

BEDROOM 3

GARAGE

DIRECTIONS

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