

Approximate total area<sup>(a)</sup>  
911.3 ft<sup>2</sup>  
84.66 m<sup>2</sup>

Reduced headroom  
13.29 ft<sup>2</sup>  
1.23 m<sup>2</sup>

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

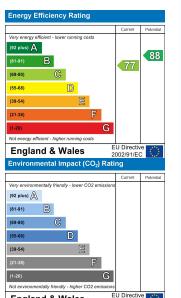
01554 759655  
www.westwalesproperties.co.uk



## 6 Cwrt Lando, Pembrey, Carmarthenshire, SA16 0YE

- Detached Modern Timber-framed Property
- Cloakroom, Bathroom & En-suite Shower Room
- Immaculately Presented Throughout
- Popular Village Location
- EPC RATING C. COUNCIL TAX BAND D.
- Four Bedrooms
- Garage & Driveway
- Front & Rear Gardens
- Close to The Coast

**£287,500**



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***

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 'D'

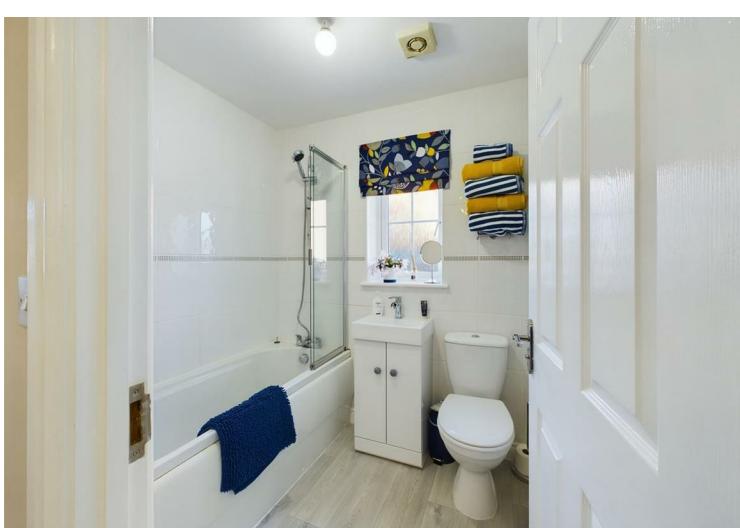
**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

**TAKE ON JHL/SC/1123/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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Looking for your next family home near the coast but not too far from local towns? If the answer is "Yes," then don't delay. Call us today at 01554 759655 to arrange a viewing for this well-presented, modern detached home in the popular village of Pembrey. This beautiful four-bedroom property has had one owner since it was new and is now ready to find its next lucky owner. Could this be you? Viewing is highly recommended to appreciate the size, presentation, and sought-after location. An exceptional example of a "turn-key" property. EPC RATING C.

Accommodation comprises a Hallway, lounge going into kitchen/diner, utility room, cloakroom, bathroom and four bedrooms, the master having an en-suite shower room. Externally, an open-aspect frontage is mainly laid to lawn, driveway and garage. To the rear is an enclosed south-easterly garden with a patio and the remainder laid to the lawn with well-maintained shrub borders.

Pembrey is a small coastal village 6 miles west of Llanelli and nestled between Burry Port and Kidwelly. The town offers an array of history dating back 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 several amenities with bus routes.

#### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\* Timber-framed property. Property owners have right-of-way across the main drive to access their drive and garage. No EE coverage.

#### HALLWAY

#### LOUNGE

14'6" (max) x 13'6" (max) (4.43 (max) x 4.12 (max))

#### KITCHEN/DINER

16'11" (max) x 9'2" (max) (5.16 (max) x 2.81 (max))

#### UTILITY ROOM

5'3" x 5'0" (1.62 x 1.53)

#### CLOAKROOM

4'11" x 3'4" (1.52 x 1.03)

#### BATHROOM

6'6" x 5'7" (2.00 x 1.71)

#### BEDROOM 1

11'1" (max) x 10'2" (max) (3.39 (max) x 3.12 (max))

#### EN-SUITE SHOWER ROOM

6'10" x 3'11" (2.10 x 1.20)

#### LANDING

#### BEDROOM 2

10'5" (max) 8'7" (max) (3.18 (max) 2.62 (max))

#### BEDROOM 3

11'8" (max) x 8'7" (max) (3.56 (max) x 2.62 (max))

#### BEDROOM 4

10'6" (max) x 6'5" (max) (3.21 (max) x 1.97 (max))

#### GARAGE

#### 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 into the village of Pembrey going past the entrance for Pembrey Country Park on your left, keep driving and take the second turning on your left signposted "Cwrt Lando". Follow the road in turning left, then another left and the property is situated on your right at the end, number 6.

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