

Approximate total area¹⁰
911.3 ft²
84.66 m²

Reduced headroom
13.29 ft²
1.23 m²

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

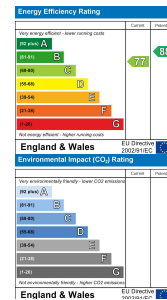


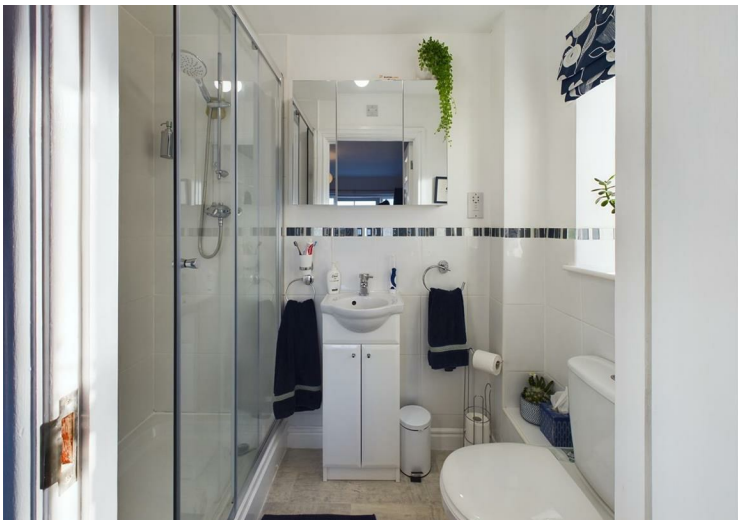
6 Cwrt Lando, Pembrey, Carmarthenshire, SA16 0YE

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

£287,500

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





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 INFORMATIONTimber-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 in our TV channel to view our location videos about the area.

