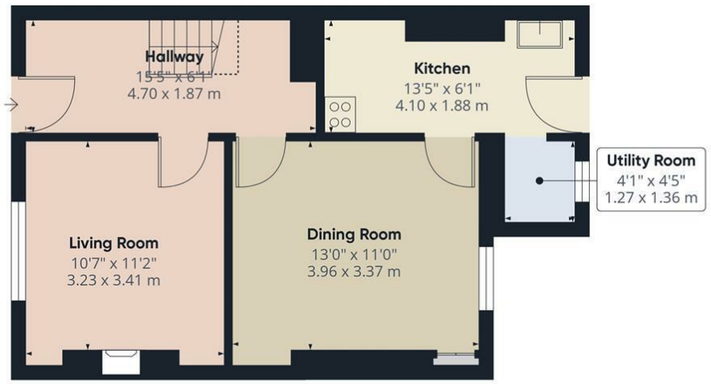
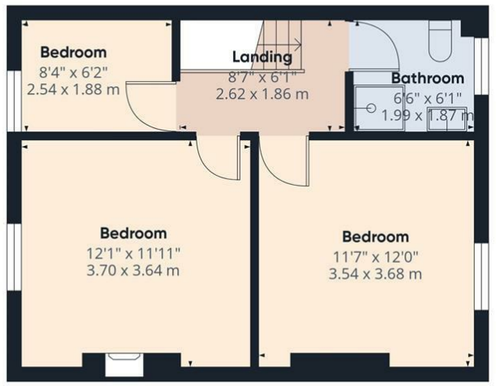


Floor 1



Floor 2

Approximate total area(1)

868 ft²

80.6 m²

Reduced headroom

14 ft²

1.3 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, electricity, and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'C'

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

Take-on JHL/JHL0226/draft

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
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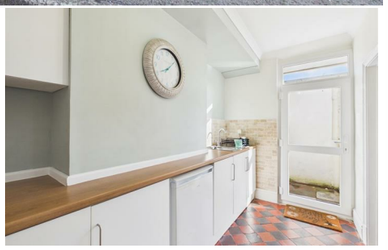
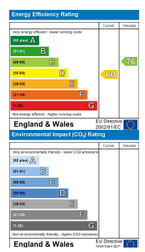
01554 759655
www.westwalesproperties.co.uk



24 Lando Road, Pembrey, SA16 0UR

- Immaculately Presented Traditional Semi-Detached
- Two Reception Rooms
- Popular Coastal Location
- Character Property
- EPC Rating D Council Tax C
- Three Bedrooms
- No Forward Chain Vacant Possession
- Renovated to High Standard
- Rear Garden



£160,000

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

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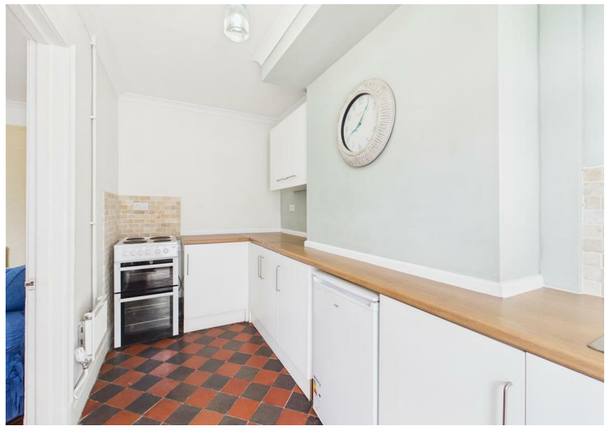
The Agent that goes the Extra Mile



Situated in the charming village of Pembrey, within walking distance of the award-winning Pembrey Country Park, and close to bus routes, schools and local amenities. We have this three-bedroom, semi-detached, immaculately presented, traditionally built property ready to welcome eager purchasers. A big bonus is that it's CHAIN-FREE with a good-sized rear garden, EPC RATING D. COUNCIL TAX BAND C.

The accommodation briefly consists of a hallway. two reception rooms, a kitchen, and a utility room/walk-in larder, with three bedrooms and a bathroom on the first floor. Externally, front enclosed forecourt, pedestrian access to the side, leading to a very spacious rear garden, mainly laid to lawn, with a brick-built outbuilding and a wooden garden shed. greenhouse, and a patio area.

Pembrey is a small coastal village situated 6 miles west of Llanelli and nestled between Burry Port and Kidwelly. The village itself has a rich history dating back to before the BC period, but is now better known for Pembrey Country Park, with its miles of sandy beach and the Pembrey Motor Circuit. The village has a local primary school and a handful of local amenities with bus routes.

..AGENTS VIEWING NOTES

Hallway

Lounge

Dining Room

Kitchen

Utiliry Space?Larder

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

DIRECTIONS

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