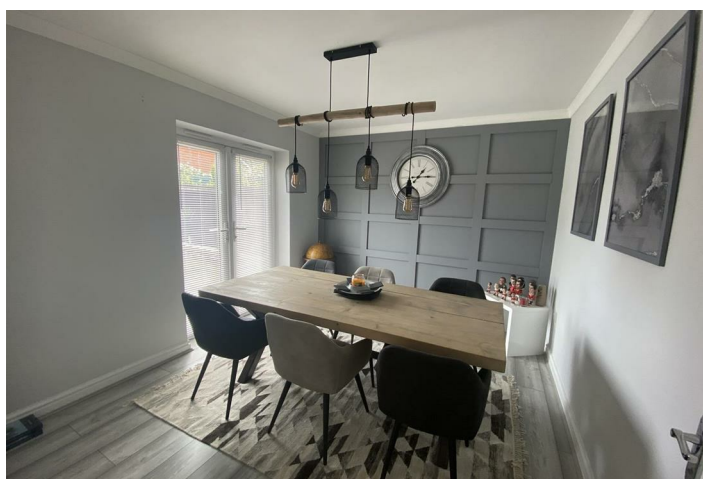




5 Cwrt Lando

Pembrey, Burry Port, SA16 0YE

Offers in the region of £335,000



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Entrance Hallway

19'1" x 4'1" (5.82m x 1.25m)

Entrance is via a composite door, laminate flooring, smooth ceiling with 2 x light fittings and smoke alarm, 1 x radiator, doors leading to downstairs w.c/cloakroom, lounge, storage cupboard, reception room and the kitchen, staircase leading to the first floor.

Downstairs W.C/Cloakroom

5'1" x 3'2" (1.56m x 0.98m)

Featuring an attractive laminate flooring, low level flush cistern, pedestal wash hand basin, smooth coved ceiling with light fitting, double glazed window to the front with obscured glass, fuse box.

Lounge

18'8" x 12'4" (5.69m x 3.78m)

Spacious and well-decorated lounge, laid carpet, 2 x radiators, uPVC double glazed window to the side and 1 x uPVC double glazed window to the front, smooth ceiling with 2 x light fittings.

Reception Room 2

12'1" x 9'10" (3.70m x 3.01m)

Laminate flooring, uPVC double glazed patio doors leading to the rear garden, smooth coved ceiling with 1 x light fitting, 1 x radiator.

Kitchen

11'5" x 11'1" (3.50m x 3.40m)

With a range of wall and base units with complimentary worksurface over, integrated double oven and grill, gas hob with splash back and extractor hood over, 1 1/2 bowl stainless steel sink and drainer unit with hot and cold mixer tap over, uPVC double glazed window to the rear, uPVC double glazed door leading to the rear garden, space for a fridge freezer,

floor tiles, smooth ceiling with 2 x light fittings, 1 x radiator, small space for dining table and chairs, arch leading to the utility room.

Utility Room

5'7" x 5'1" (1.72m x 1.55m)

Wall and base unit with worksurface over, plumbing made ready for a washing machine, space for a tumble dryer, floor tiles, uPVC double glazed window to the rear, smooth ceiling with light fitting and extractor.

Staircase and Landing

Laid carpet, smooth ceiling with 2 x light fittings, smoke alarm and attic hatch, airing cupboard, doors leading to bedrooms 1-4 and family bathroom.

Bedroom 1 with En Suite

14'9" x 9'10" (4.50m x 3.00m)

Spacious double bedroom with laid carpet, uPVC double glazed window to the front, smooth coved ceiling with 1 x light fitting, 1 x radiator. Door leading to the:

En-Suite (2.41m x 1.01m)

Featuring an enclosed shower, low level flush cistern, pedestal wash hand basin, vinyl flooring, 1 x radiator, smooth ceiling with fitted downlighters and light fitting, extractor.

Bedroom 2

11'3" x 10'1" (3.45m x 3.09m)

Laid carpet, uPVC double glazed window to the rear, smooth coved ceiling with 1 x light fitting, 1 x radiator

Bedroom 3

10'2" x 9'10" (3.11m x 3.01m)

Laid carpet, uPVC double glazed window to the rear, smooth coved ceiling with 1 x light fitting, 1 x radiator

Bedroom 4

10'2" x 7'10" (3.11m x 2.40m)

Laid carpet, uPVC double glazed window to the front, smooth coved ceiling with 1 x light fitting, 1 x radiator

Family Bathroom

6'8" x 5'6" (2.05m x 1.68m)

Featuring a panelled bath, pedestal wash hand basin, low level flush cistern, laminate flooring, shaving electric point, 1 x radiator, smooth coved ceiling with 1 x light fitting and extractor, uPVC double glazed window to the side with obscured glass.

Externally

Externally and to the front there is a driveway and garage providing off road parking for one vehicle, to the side of the property there is a parcel of land which provides ample opportunities to extend the property or garden (subject to planning permissions), there is also side access which leads to the rear of the property. The rear garden features a large decking area, laid lawn and patio area where occupiers may enjoy many hours of sunshine in a quiet surrounding.

Garage

17'3" x 8'2" (5.26m x 2.50m)

Up and over door, light and electric supply.

Disclaimer

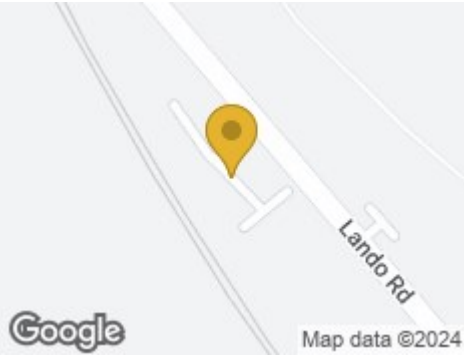
Disclaimer general information:

Services: Mains electricity, gas, water and sewerage services. have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map

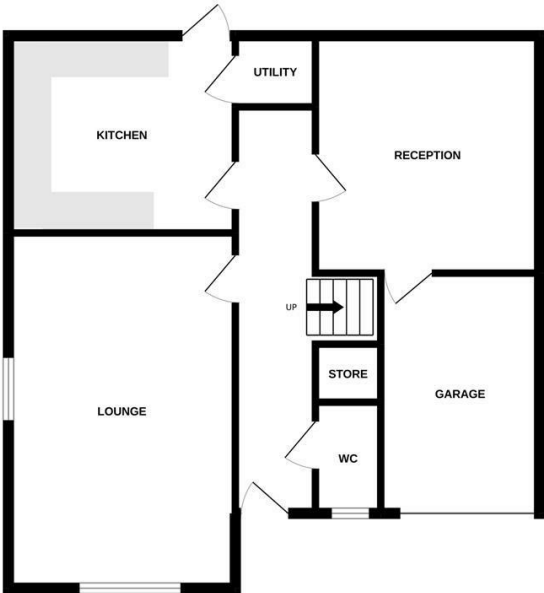


Terrain Map

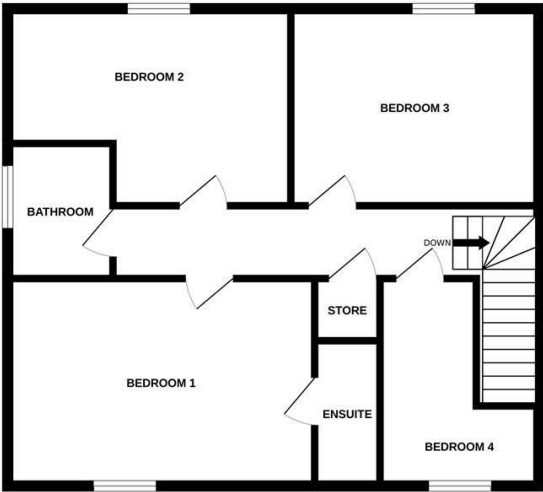


Floor Plan

GROUND FLOOR



1ST FLOOR

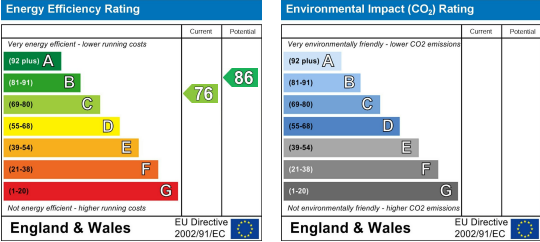


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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