



60 Ashburnham Road, Burry Port, Carmarthenshire SA16 0TW
£475,000

Willow Estates have the pleasure in offering For Sale this immaculately presented detached house located on Ashburnham Road in Pembrey, Burry Port. This splendid property offers a perfect blend of space and comfort for family living, whilst maintaining many of its original features. With generously sized bedrooms and a loft room with en-suite, this property is ideal for those seeking ample room for family members or guests. The layout includes three inviting reception rooms, providing versatile spaces for relaxation, entertainment, or even a home office. The two well-appointed bathrooms ensures convenience for busy mornings and family life, making this home both practical and accommodating. The exterior of the property boasts a good sized south facing enclosed rear garden and parking for up to three vehicles, a valuable feature in today's busy world, allowing for easy access and peace of mind. Set in a desirable location, this home is not only a sanctuary but also a gateway to the vibrant community of Burry Port, with its beautiful coastline and local amenities. This house on Ashburnham Road is a remarkable opportunity not to be missed. Viewing is an absolute must to appreciate all that the property has to offer, do not miss the chance to make this house your wonderful new home. EPC: D, Tenure: Freehold, Council Tax Band: E.



Entrance:

Via door into:

Vestibule:

Embossed papered ceiling, original Victorian encaustic decorative floor tiles, door into:

Entrance Hallway:

Cornice ceiling, Lincrusta wall panels, cast iron radiator, original tiled flooring, doors into:

Sitting Room: 14'9 (into bay) x 11'7 approx (4.50m (into bay) x 3.53m approx)

Cornice ceiling and ornate ceiling centre, wooden sash bay window to front with secondary glazed casement shutters and espagnolette locking system, wood panelled surround, two cast iron radiators, feature fireplace.

Lounge/Dining Room: 23'6 x 11'9 approx (7.16m x 3.58m approx)

Cornice ceiling with two ornate ceiling centres, wooden sash bay window to front with secondary glazed casement shutters and espagnolette locking system, wood panelled surround, two cast iron radiators, working Victorian open fireplace, French door into:

Sun Room/ Conservatory: 21 x 9'6 approx (6.40m x 2.90m approx)

Perspex roof, uPVC double glazed windows to rear, two radiators, ceramic, tiled floor. Wall and base units with complimentary work surfaces over, Belfast sink, space and plumbing for dish washer. french doors into:

Kitchen: 10'9 x 8'8 approx (3.28m x 2.64m approx)

Smooth ceiling, uPVC double glazed window to side, part tiled walls, original tiled floor, cast iron radiator, sink unit with draining boards, space for free standing cooker with extractor fan over, space and plumbing for washing machine and tumble dryer, door into

Inner Hallway:

Tiled walls, space for fridge freezer, door into:

Pantry:

Smooth ceiling, uPVC obscured double glazed window to side, ceramic tiled walls, linoleum flooring, marble worktop and shelving.

First Floor:**Landing:**

Stained glass window to rear, raised and fielded wood panelling on staircase. Lincrusta panels on landing, doors to:

Bedroom One: 15'6 (into bay) x 10'9 approx (4.72m (into bay) x 3.28m approx)

Smooth and coved ceiling, wooden sash bay window with secondary glazed casement shutters, cast iron radiator, feature fireplace.

Bedroom Two: 15'6 (into bay) x 10'9 approx (4.72m (into bay) x 3.28m approx)

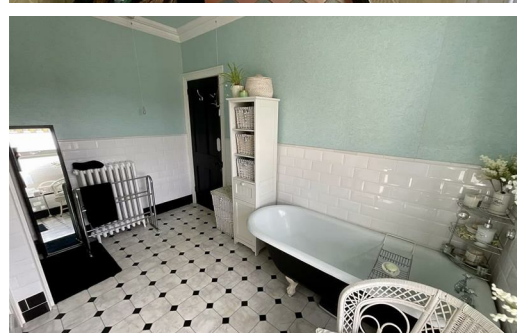
Smooth and coved ceiling, wooden sash bay window with secondary glazed casement shutters. cast iron radiator,

Bedroom Three: 11'5 x 10'2 approx (3.48m x 3.10m approx)

Smooth and coved ceiling, uPVC double glazed window to rear with shutters, cast iron radiator,

Bedroom Four/Study: 8'4 x 4'4 (to stairs) approx (2.54m x 1.32m (to stairs) approx)

French doors, secondary glazed wood sash single window to front, cast iron radiator, storage cupboard, stairs to loft room & En-suite.



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Family Bathroom: 11'4 x 8'7 approx (3.45m x 2.62m approx)
Smooth and cornice ceiling, uPVC double glazed obscured window to rear, part tiled walls, cast iron radiator, linoleum flooring, high level W.C, vanity wash hand basin set on marble top, shower cubicle, Victorian cast iron claw foot bath, storage cupboard housing wall mounted boiler, and shelving.

Second Floor:

Loft Room: 17'9 x 12'4 approx (5.41m x 3.76m approx)
Wood beamed and panelled ceiling, three Velux windows, eaves storage, door into:

En- Suite: 11'4 x 8'7 approx (3.45m x 2.62m approx)
Part tiled walls, Velux window, towel radiator, low level W.C , vanity wash hand basin, claw foot bath with shower over, eaves storage.

External:

To the front of the property is a gated double forecourt, laid with decorative stone and path to the front door, to the side is a driveway and carport which leads to the detached double garage and side pedestrian access into the good size south facing rear garden, which has a good size patio area, a lawned area bordered with an array of mature shrubs, plants and trees, including plum and elderflower. Storage Shed, External W.C and greenhouse. Wood store at the end of the enclosed garden

Garage:
Double Garage with electric and water, drive through access to garden.

Tenure:
We are advised that the property is Freehold

Council Tax Band:
We are advised that the property is band E

Property Disclaimer
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



2ND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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