



28 Dan Y Bryn, Burry Port, SA16 0UY £154,995

Welcome to Dan Y Bryn, Pembrey, this delightful terraced house offers a perfect blend of modern living and historical charm. With three well-proportioned bedrooms, ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Recently updated, the house boasts a brand-new kitchen that is both stylish and functional. The property has been freshly decorated throughout, ensuring a bright and airy feel that is ready for you to move in and make your own.

Situated in a good location, this home is conveniently close to the beautiful Pembrey Country Parc, where you can enjoy outdoor activities and stunning natural scenery. Additionally, the historic town of Kidwelly, with its impressive castle, is just a short distance away, offering a glimpse into the rich history of the area. This property presents an excellent opportunity for those looking to settle in a vibrant community with access to both nature and history. Don't miss the chance to make this lovely house your new home.

Energy Rating TBC, Tenure: Freehold, Council Tax Band B



Entrance

Via uPVC double glazed door into:

Porch 9'7 x 8'9 approx (2.92m x 2.67m approx)

Wood ceiling, uPVC double glazed to front, uPVC double glazed window to side, tiled floor

Utility with WC 10'15 x 7'31 approx (3.05m x 2.13m approx)

uPVC double glazed window to front, door into W.C.
W.C has low level toilet laminate floor, uPVC double glazed window to front

Hallway 6'78 x 6'83 approx (1.83m x 1.83m approx)

radiator, stairs to First Floor, part tiled walls, wood and glazed door into:

Lounge 9'94 x 14'49 approx (2.74m x 4.27m approx)

Textured ceiling, uPVC double glazed window to rear, radiator, feature fire, archway into:

Kitchen/Diner 10'16 x 20'6 approx (3.05m x 6.25m approx)

Textured ceiling, Kitchen comprising wall and base units with complimentary work surface over, halogen hob and electric extractor over, space for washing machine, radiator, tiled floor, door into Pantry with storage shelves, uPVC double glazed Patio Doors to rear, tiled floor

Landing 6'06 x 9'95 x 9'33 approx (1.98m x 2.74m x 2.74m approx)

uPVC double glazed window to front, smoke detector, access to loft

Bathroom 7'28 x 7'94 approx (2.13m x 2.13m approx)

uPVC double glazed window to front, Three piece suite comprising of low level toilet, pedestal wash hand basin, bath with shower over, tiled walls around cupboard housing Combi Bolier, shelves, lino flooring

Bedroom One 10'16 x 13'79 approx (3.05m x 3.96m approx)

uPVC double glazed window to rear, radiator, door to storage cupboards with shelving

Bedroom Two 10'6 x 10'98 approx (3.20m x 3.05m approx)

uPVC double glazed window to rear, radiator

Bedroom Three 9'99 x 9'46 approx (2.74m x 2.74m approx)

Plain ceiling, uPVC double glazed window to front, radiator

External

To Front: Enclosed Garden with Driveway, providing Off Road Parking

To Rear: Enclosed Garden, Lawn area, Patio Area, Greehouse, Two storage sheds

Energy Rating

Energy Rating is C

Council Tax Band

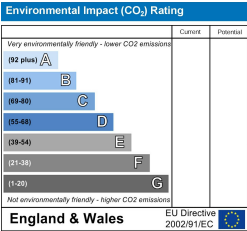
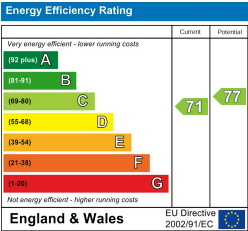
Council Tax Band B

Tenure

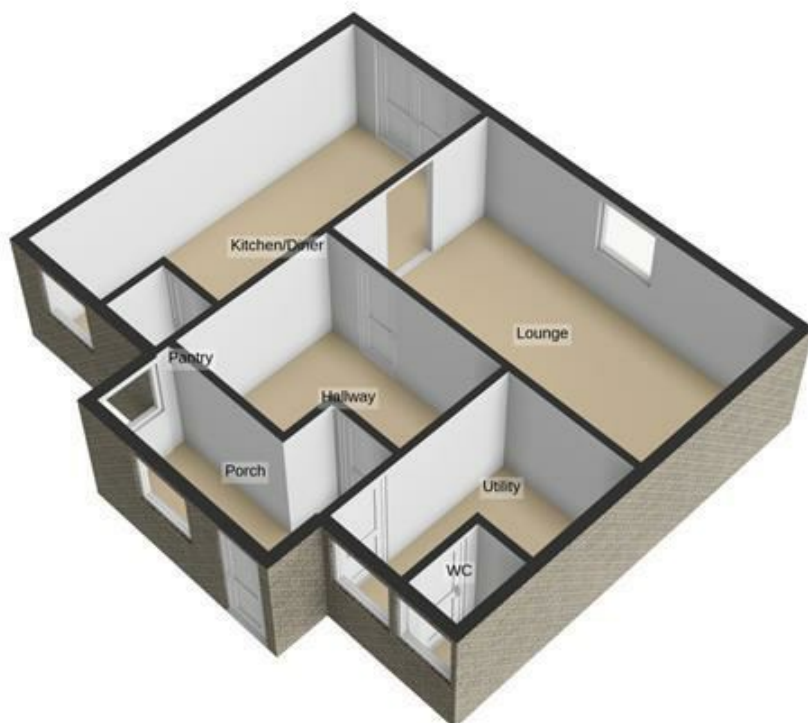
We are advised Tenure is Freehold

Property Disclaimer

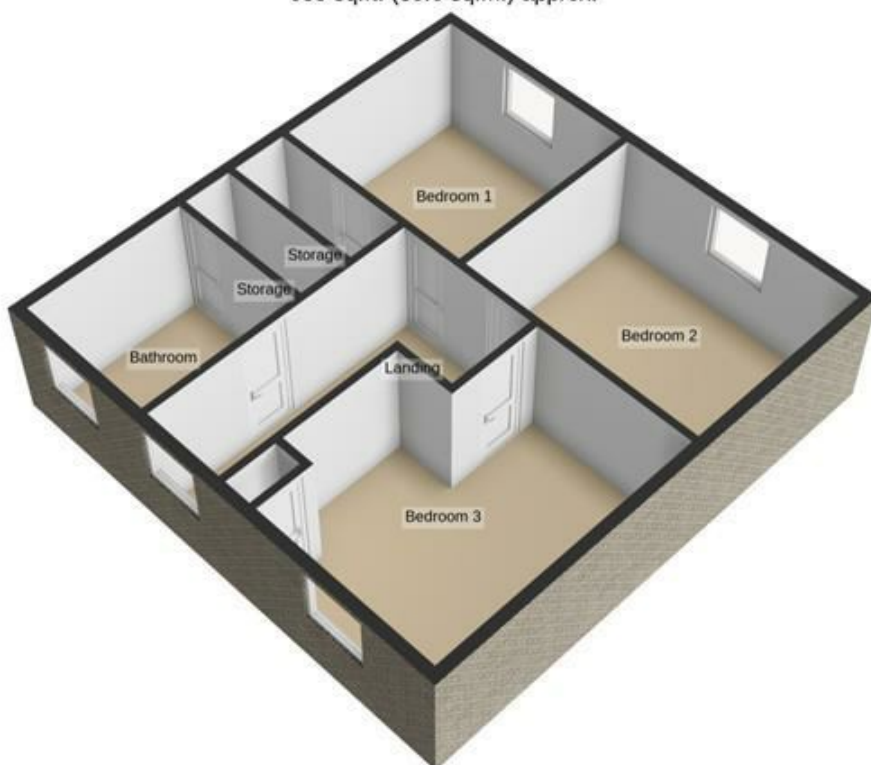
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Ground Floor
580 sq.ft. (53.9 sq.m.) approx.



1st Floor
635 sq.ft. (59.0 sq.m.) approx.



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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