



**10 Danlan Road, Burry Port, Carmarthenshire SA16 0UF**  
**£154,995**

Welcome to Danlan Road in Pembrey, this End of Terrace house presents an excellent opportunity for first-time buyers. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. The absence of a chain means that the process of moving in can be swift and straightforward, allowing you to settle into your new home without unnecessary delays. Pembrey is known for its picturesque surroundings and community spirit, making it an ideal location for those seeking a peaceful yet vibrant lifestyle. With local amenities and beautiful coastal walks nearby, this property is not just a house; it is a place to create lasting memories. This semi-detached home is a fantastic choice for anyone looking to step onto the property ladder in a lovely area. Do not miss the chance to view this charming residence and envision your future in this welcoming community.

Energy Rating - TBC, Council Tax Band - B, Tenure - Freehold.



## Ground Floor

### Entrance

Access via uPVC double glazed entrance door leading into:

### Lounge 20'7 x 16'1 approx (6.27m x 4.90m approx)

Smooth ceiling, spotlights, two radiators, stairs to first floor, two wall lights, uPVC double glazed window to front, uPVC double glazed tilt'n'turn window to rear.

### Kitchen 12'1 x 8'2 approx (3.68m x 2.49m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, splashback, single stainless steel sink unit with mixer tap, four ring electric hob with extractor hood over, electric oven, plumbing for washing machine, integrated fridge freezer, grey vinyl floor, radiator, under stairs storage cupboard, uPVC entrance door to side, uPVC double glazed entrance door to rear garden, uPVC double glazed window to side.

## First Floor

### Landing

Smooth ceiling, access to loft space, smoke detector, storage cupboard, storage cupboard housing wall mounted boiler.

### Bedroom One 10'1 x 9'5 approx (3.07m x 2.87m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear.

### Bedroom Two 10'6 x 7'7 approx (3.20m x 2.31m approx)

Smooth ceiling, radiator, uPVC double glazed window to front.

### Bedroom Three 12'0 x 7'1 approx (3.66m x 2.16m approx)

Smooth ceiling, radiator, storage cupboard, uPVC double glazed window to front.

### Bathroom 9'9 x 7'9 approx (2.97m x 2.36m approx)

A three piece suite comprising of pedestal wash hand basin, bath, low level W.C., smooth ceiling, part tiled walls, grey vinyl floor, wall mounted towel heater, uPVC double glazed window to rear.

### External

The front of the property benefits from attractive gravel stones with side pedestrian access via a wooden gate to side area. The rear garden is access via steps and is laid to lawn.

### Tenure

Freehold

### Council Tax Band

We are advised the Council Tax Band is B

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

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GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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