



42a Danlan Road,, Pembrey, Carmarthenshire SA16 0UL Offers In Excess Of £425,000

A delightful detached house with garage/workshop (potential for conversion to an annexe or holiday cottage subject to planning) offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality. Deceptively spacious, The contemporary open plan Kitchen/Lounge/Dining Room offers an ideal social area with the bonus of an extra reception room and sun room providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the house promotes a warm and welcoming atmosphere, making it a perfect sanctuary for both social gatherings and peaceful retreats. The property boasts two well-appointed bathrooms, ensuring convenience for the entire household. One of the standout features of this home is the extensive parking, a rare find that adds to the property's appeal. Situated in the picturesque area of Pembrey, residents can enjoy the nearby coastal beauty and local amenities, making it an ideal location for families and individuals alike. This house is not just a place to live; it is a place to create lasting memories. Immaculately presented, viewing is a must! EPC C Tenure Freehold, Council Tax Band E.



Entrance:

Via composite door into:

Entrance Porch:

uPVC cladding ceiling, uPVC double glazed window to front, stone brick wall, tiled floor, door into:



Entrance Hallway:

Smooth and coved ceiling, laminate wood floor, stairs to first floor, door into:

Lounge: 16'4 x 9'10 approx (4.98m x 3.00m approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator, feature fireplace with electric coal effect fire.

Inner Hallway:

Smooth and coved ceiling, laminate wood flooring, doors into:

Study/ Bedroom Four: 16'4 x 7'6 approx (4.98m x 2.29m approx)

Coved and textured ceiling, uPVC double glazed window to side, radiator, laminate wood flooring



Shower Room: 10'8 x 5'5 approx (3.25m x 1.65m approx)

Textured and coved ceiling, obscured uPVC double glazed window to side, tiled walls, wall mounted vertical radiator, tiled floor, low level W.C and vanity wash hand basin, set in stylish vanity unit, walk in shower cubicle.

Open Plan Kitchen/Dining Room/Lounge. 29'6 (max) x 26' (max) approx (8.99m (max) x 7.92m (max) approx)

Kitchen: Smooth and coved ceiling, spotlights, uPVC double glazed window and door to rear, part tiled walls, tiled floor. A modern kitchen with a good range of base units with complimentary marble work surface over, induction hob, one and a half, ceramic sink unit with mixer tap, wine cooler, floor to ceiling units incorporating and eye level electric double oven and grill and fridge freezer. Space for dish washer, island with further base units. Under stairs storage cupboard.



Sitting Room/Lounge:

Smooth and coved ceiling, uPVC double glazed window to front, bi folding doors to rear, radiator, laminate wood flooring, feature fireplace with electric log burner effect.



Utility Room: 10'9 x 7'5 approx (3.28m x 2.26m approx)

Textured ceiling, uPVC double glazed window to rear, opening to storage area housing wall mounted boiler and shelving, obscured uPVC double glazed door to side. Part tiled walls, Range of base units with complimentary work surfaces over. Plumbing for washing machine and tumble dryer.

Sun Room: 13' x 9'11 approx (3.96m x 3.02m approx)

Textured ceiling, uPVC double glazed windows and patio doors to side.



First Floor:

Landing:

Textured and coved ceiling, spot lights, velux window to front and rear, radiator, eaves storage, airing cupboard, doors into:

Bedroom One: 16'4 x 15'3 approx (4.98m x 4.65m approx)

Textured and coved ceiling, two velux windows to front, radiator.



Bedroom Two: 12'6 x 11'7 approx (3.81m x 3.53m approx)

Textured and coved ceiling, two velux windows to rear, uPVC double glazed window to side, radiator.

Bedroom Three: 15' x 13'1 approx

Textured and coved ceiling, two velux windows to front, uPVC double glazed window to side, radiator.

Bathroom: 12'1 (max) x 10'3 approx (3.68m (max) x 3.12m approx)

Textured and coved ceiling two velux windows to rear, spot lights, part tiled walls, radiator, tiled floor, storage cupboard with shelving. A four piece suite comprising of low level, W.C, vanity wash hand basin set in vanity unit, shower cubicle, bath with shower attachment.

External:

To the front of the property is a gated entrance onto the tarmacadam driveway which sweeps around to the front and side of the property, providing parking for several vehicles and leads to the detached garage, there is a lawned area with a variety of mature trees and shrubs. Blocked paving leads to the front of the property and decked verandah, with pedestrian access on both sides of the property. To the side and rear is an attractive enclosed private garden with a number of patio seating areas, with planters a rockery, with a variety of shrubs plants and hedging, steps lead up to the raised patio areas where there is also an attractive summer house.

Garage: 19'2 x 15'4 approx (5.84m x 4.67m approx)

With electric and up and over door, storage cupboard, stairs to store rooms.

Workshop Area: 14'10 x 9'11 approx (4.52m x 3.02m approx)

Base units, electric.

First Floor:

Room One: 14'3 x 10'10 approx (4.34m x 3.30m approx)

Access to loft, velux window, electric.

Room Two: 10'11 x 10'9 approx (3.33m x 3.28m approx)

Velux window, storage cupboard.

Room Three: 15'5 x 10'3 approx (4.70m x 3.12m approx)

Velux window, uPVC double glazed window to side, electric.

Council Tax Band:

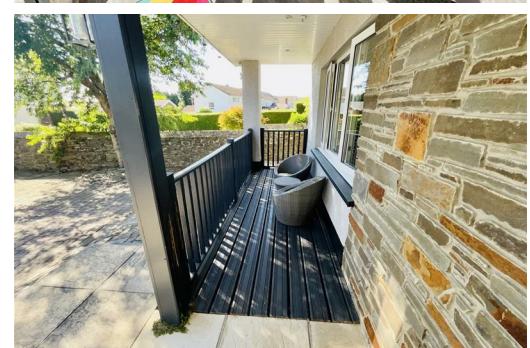
We have been advised that the council tax band is E.

Tenure:

Freehold.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

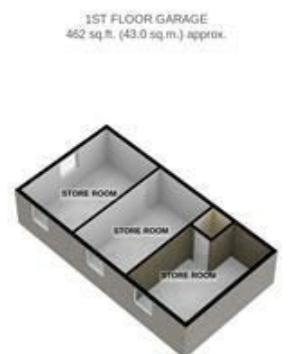
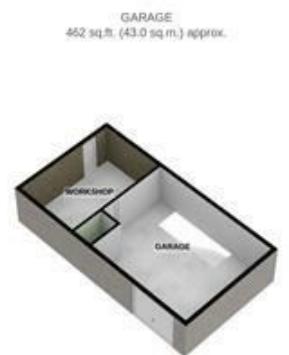
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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