



## 25 Pemberton Avenue, Burry Port, Carmarthenshire SA16 0AG

### £174,995

Welcome to Pemberton Avenue a delightful opportunity to acquire an end terrace house that is both inviting and practical. Retaining some of its original features some updating has been started at the property, including the central heating and windows to the front. It is in need of finishing, which allows the new owner the opportunity to make it their own. With three bedrooms, this home offers ample space for a growing family or those seeking extra room for guests or a home office. The property features a well-maintained downstairs bathroom, with the bonus of a utility room and good size kitchen catering to the needs of modern living. The end terrace position not only provides additional privacy but also allows for a generous outdoor space, ideal for enjoying the fresh air or creating a lovely garden retreat and also the potential for off road parking (subject to planning permission) A sought after location, Burry

Port is known for its picturesque coastal views and vibrant community, making it an excellent choice for those who appreciate both tranquillity and convenience. With local amenities, schools, and transport links all within close proximity, this property is perfectly situated for both work and leisure. In summary, this end terrace house on Pemberton Avenue is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with a blend of comfort and accessibility. Don't miss the chance to make this charming property your new home. EPC D, Council Tax Band B, Tenure; Freehold. NO CHAIN





**Entrance:**  
Via uPVC entrance door into:

**Vestibule:**  
Textured ceiling, door into:

**Entrance Hallway:**  
Coved and textured ceiling, dado rail, radiator, opening to under stairs storage area, stairs to first floor, door into:

**Lounge: 22'9 x 11'8 ( max) 9'3 ( min ) (6.93m x 3.56m ( max) 2.82m ( min ))**  
Part smooth part textured ceiling, uPVC double glazed window to front, uPVC double glazed stained glass windows to side, two radiators, feature brick fire place, French doors into:

**Kitchen: 13'8 x 8'9 approx (4.17m x 2.67m approx)**  
Smooth ceiling, uPVC double glazed window to side, uPVC double glazed door to side, wall mounted vertical radiator, tiled floor,. Base units with complimentary work surface over, stainless steel sink unit, opening into:

**Utility Room: 6'8 x 5'9 approx (2.03m x 1.75m approx)**  
Smooth ceiling, uPVC double glazed window to rear, tiled floor, door into:

**Bathroom: 7 x 6'9 approx (2.13m x 2.06m approx)**  
Smooth ceiling, obscured uPVC double glazed window to rear, part respatex walls, radiator, tiled floor. Low Level W.C , vanity wash hand basin, walk in shower.

**First Floor:**

**Landing:**  
Coved and textured ceiling, access to loft, uPVC double glazed window to rear, airing cupboard housing wall mounted boiler.

**Bedroom One: 11'3 x 8'9 approx (3.43m x 2.67m approx)**  
Coved and textured ceiling, uPVC double glazed window to rear, radiator.

**Bedroom Two: 10'7 x 9'9 approx (3.23m x 2.97m approx)**  
Textured ceiling, uPVC double glazed window to front, radiator.

**Bedroom Three: 7'7 x 4'8 appeox (2.31m x 1.42m appeox )**  
Coved and textured ceiling, uPVC double glazed window to front, radiator.

**External:**  
To the front of the property is a garden laid with decorative stone, path leads to the front and side pedestrian access. The enclosed rear garden is a good size, with a patio area, lawned area with various mature, trees and shrubs.

**Council Tax Band:**  
We are advised that the council tax is Band B.

**Tenure:**  
We are advised that the property is 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			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		

## GROUND FLOOR



## 1ST 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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