



## 3 Randell Square, Burry Port, SA16 0TY £179,995

Welcome to Randell Square, Pembrey, Burry Port, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a serene retreat. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With two well-appointed bedrooms plus two loft rooms, which offer versatile options for use as additional bedrooms, a home office, or a creative space, catering to your individual needs, this home is perfect for small families or couples looking for a comfortable living environment. Importantly, this property is offered with no chain, allowing for a swift and uncomplicated purchase process. In summary, this semi-detached house in Pembrey is a wonderful opportunity to acquire a well-located home with generous living space and potential for personalisation. Do not miss the chance to make this charming property your own. Energy Rating - TBC, Council Tax Band- C, Tenure - Freehold.





## Ground Floor

### Entrance

Access via uPVC double glazed entrance door leading into:

### Vestibule

Smooth ceiling, tiled floor, half glazed interior door leading into:

### Entrance Hallway

Coved and smooth ceiling, wood effect vinyl floor, radiator with attractive lattice cover, stairs to first floor.

### Lounge 14'1 x 14'1 approx (4.29m x 4.29m approx)

Coved ceiling, radiator, attractive feature fireplace with marble hearth, uPVC double glazed French Doors to rear garden, opening into:

### Dining Room 8'8 x 13'3 approx (2.64m x 4.04m approx)

Coved ceiling, radiator, attractive fireplace with electric coal effect fire set within, laminate wood floor, uPVC double glazed window to front.

### Kitchen 8'1 x 6'1 approx (2.46m x 1.85m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, coved and smooth ceiling, part tiled walls, tiled floor, radiator, plumbing for dishwasher, single stainless steel sink with mixer tap, uPVC double glazed window to side, uPVC double glazed entrance door to rear garden, space for cooker, extractor fan over, space for fridge freezer, doorway into:

### Utility Room 8'4 x 6'1 approx (2.54m x 1.85m approx)

Coved and smooth ceiling, wash hand basin set in worksurface, plumbing for washing machine, space for tumble dryer, laminate wood floor, uPVC double glazed window to side.

## First Floor

### Landing

Coved and smooth ceiling, uPVC double glazed window to side, stairs to loft Rooms, open reach point.

### Bedroom One 13'8 x 12'5 approx (4.17m x 3.78m approx)

Coved ceiling, built in wardrobes, radiator, two uPVC double glazed windows to front.

### Bedroom Two 11'3 x 9'5 approx (3.43m x 2.87m approx)

Coved and smooth ceiling, uPVC double glazed window to side.

### Family Bathroom 12'5 x 9'0 approx (3.78m x 2.74m approx)

A four piece suite comprising of freestanding bath, low level W.C., shower in separate shower enclosure, pedestal wash hand basin, two wall mounted towel heaters, coved and smooth ceiling, tiled walls, tiled floor, storage cupboard housing wall mounted boiler, uPVC double glazed window to side.

### Landing

Smooth ceiling, uPVC double glazed window, two doors lead to the loft rooms

### Loft Room One 13'2 x 14'6 approx (4.01m x 4.42m approx)

Smooth ceiling, exposed wood floorboard, eaves storage.

### Loft Room Two 13'2 x 8'8 approx (4.01m x 2.64m approx)

Smooth ceiling, eaves storage

### External

The side of the property is owned by No 3 and No 4 and the Guest House have a right of way.

### Council Tax Band

We are advised the Council Tax Band is C



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Tenure

We are advised the tenure 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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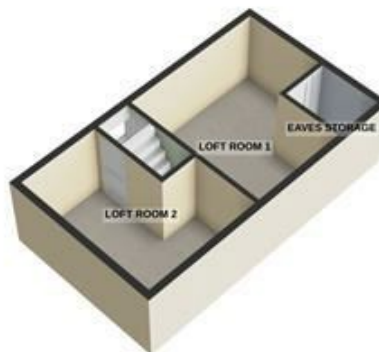
GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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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