



58 Ashburnham Road, Burry Port, SA16 0TW
£285,000

Nestled on the charming Ashburnham Road in Pembrey, Burry Port, this delightful dormer detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you prefer a cosy evening in or hosting gatherings, these versatile living areas cater to your every need.

Set in a desirable location, this bungalow is surrounded by the natural beauty of Pembrey, with easy access to local amenities and the stunning coastline. The area is known for its friendly community and offers a range of recreational activities, making it an excellent choice for those who appreciate both tranquillity and an active lifestyle.

Whilst still being close to the vibrant life of Burry Port. With its appealing features and prime location, this bungalow is not to be missed. Tenure Freehold, Energy Rating D, Council Tax Band E



Entrance

Vis Wooden door to side

Hallway 18'18 x 10'7 approx (5.49m x 3.23m approx)

Textured ceiling, coving, stairs to First Floor, wood and glazed window to front, radiator, door into

Sitting Room 10'7 x 9'6 approx (3.23m x 2.90m approx)

Textured and coved ceiling, uPVC double glazed window to front, radiator

W.C 3'0 x 6'7 approx (0.91m x 2.01m approx)

Plain ceiling, circular wood stained glass window to front, pedestal wash hand basin, low level toilet

Kitchen 16'3 x 9,04 approx (4.95m x 2.74m,1.22m approx)

Tongue and groove ceiling, uPVC double glazed window to rear, kitchen comprising of wall and base units with complimentary work surface over, space for washing machine, space for gas cooker, sink unit with mixer tap over, space for table and chairs, radiator, serving hatch, laminate floor to half, wood and glazed door into:

Utility 4'6 x 5'6 approx (1.37m x 1.68m approx)

Plain ceiling, space for tumble dryer, uPVC double glazed window to rear and side, uPVC double glazed door to rear, tiled floor, opening into storage area, housing freestanding Gas Boiler, electricity and shelving

Lounge 14'05 x 31'6 x 9'92 approx (4.39m x 9.60m x 2.74m approx)

Textured ceiling, coving, uPVC double glazed window to front, uPVC double glazed bay window to side, feature stone fireplace with stone hearth, radiator, uPVC double glazed Patio doors to rear, radiator

Landing 11'2 x 13'1 approx (3.40m x 3.99m approx)

Textured ceiling, smoke detector, double airing cupboard with shelves, storage cupboard, access to loft

Bedroom One 11'5 x 12'3 approx (3.48m x 3.73m approx)

Textured ceiling, uPVC double glazed window to front, radiator, built in mirror wardrobes

Bedroom Two 8'05 x 6'80 approx (2.57m x 1.83m approx)

Textured ceiling, uPVC double glazed window to side, eve storage, radiator

Bedroom Three 11'5 x 12'7 approx (3.48m x 3.84m approx)

Textured ceiling, uPVC double glazed window to rear, radiator

Bathroom 7'8 x 14'4 approx (2.34m x 4.37m approx)

Plain ceiling, spot lighting, fully tiled walls around, low level toilet, bath, pedestal wash hand basin in vanity unit, shower in glass enclosure with seat, laminate floor, radiator, uPVC double glazed window to side

External

To front of Property: Enclosed Garden, Driveway providing ample Off road parking, leading to Garage, Lawn area.

To Rear Garden: Enclosed Garden, with extensive Lawn area, Patio Area

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

Tenure

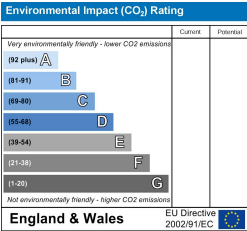
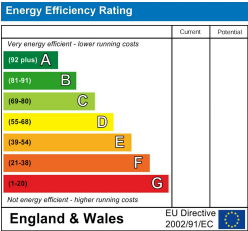
We are advised the Property is Freehold

Energy Rating

Energy Rating D

Council Tax Band

We are advised the Council Tax Band is E



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 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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