



8 Danlan Road, Burry Port, Carmarthenshire SA16 0UF
£235,000

Nestled on the charming Danlan Road in Pembrey, Burry Port, this delightful detached house offers a perfect blend of comfort and style. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned living spaces provide ample room for family gatherings.

The house boasts three inviting bedrooms, each designed to create a peaceful retreat. Whether you are looking for a cosy space for restful nights or a room to set up a home office, this property caters to all your needs.

The location of this home is particularly appealing, as it is near to Pembrey Country Park,, with easy access to local amenities and beautiful coastal scenery.

This property presents an excellent opportunity for those seeking a comfortable family home , providing ample Off road Parking. Do not miss the chance to make this charming house your new home. Tenure: Freehold, EPC tbc, Council tax Band D



Entrance

Via uPVC double glazed door into:

Porch 4'6 x 7'6 approx (1.37m x 2.29m approx)

Plain ceiling, uPVC double glazed window to side, tiled floor, wood and glazed door into:

Lounge 9'6 x 13'6 approx (2.90m x 4.11m approx)

Plain and coved ceiling, uPVC double glazed window to front, radiator, feature fireplace with wood surround, alcove with shelving, laminate floor, archway , step up into

Living Room 14'9 x 13'6 approx (4.50m x 4.11m approx)

Plain and coved ceiling, uPVC double glazed window to front, radiator, feature fireplace, wood surround, marble hearth, Gas fire (not in working use) stairs to First Floor, Two alcoves

Rear Hallway 4'2 x 6'09 approx (1.27m x 2.06m approx)

Plain ceiling, uPVC double glazed door to rear, archway into:

Kitchen 9'98 x 10'2 approx (2.74m x 3.10m approx)

Plain and coved ceiling, uPVC double glazed window to rear, uPVC double glazed window to side, comprising of wall and base units, tiled walls around, complimentary worksurface over, space for cooker, sink unit with mixer tap, radiator, tiled floor

Utility 8'05 x 6'2 approx (2.57m x 1.88m approx)

Plain and coved ceiling, uPVC double glazed window to rear, sink with hot and cold taps, base units with complimentary work surface over, tiled floor, radiator

First Floor

Landing 4'5 x 12'4 approx (1.35m x 3.76m approx)

Plain ceiling, radiator

Bedroom One 10'9 x 13'6 approx (3.28m x 4.11m approx)

Plain and coved ceiling, uPVC double glazed window to front, radiator, storage cupboard x two, access to loft

Bedroom Two 9'1 x 13'6 approx (2.77m x 4.11m approx)

Plain and coved ceiling, uPVC double glazed window to front, radiator, storage cupboard with rail

Bathroom 8'6 x 6'2 approx (2.59m x 1.88m approx)

Plain ceiling, uPVC double glazed window to rear, low level toilet, pedestal wash hand basin, bath with electric shower over, glass screen to side, tiled floor, tiled walls all round, radiator

Bedroom Three 10'0 x 10'2 x 5'8 approx (3.05m x 3.10m x 1.73m approx)

Plain and coved ceiling, uPVC double glazed window to rear, built in cupboard housing Combi Boiler, shelving, radiator

W.C 2'7 x 4'7 approx (0.79m x 1.40m approx)

Plain and coved ceiling, uPVC double glazed window to rear, low level toilet, wall mounted wash hand basin, radiator

External

To front of Property, Double Driveway providing off road parking, with Double wooden Gates providing Access to Enclosed Garden

To Rear: Extra Parking, space for table and chairs, steps leading up to tiered Garden, views from the very top garden over to Pembrey Country Park.

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 Performance Rating

Energy Performance Rating to be Confirmed

Tenure

We are advised Tenure is Freehold

Council Tax Band

We are advised Council Tax Band is D



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	

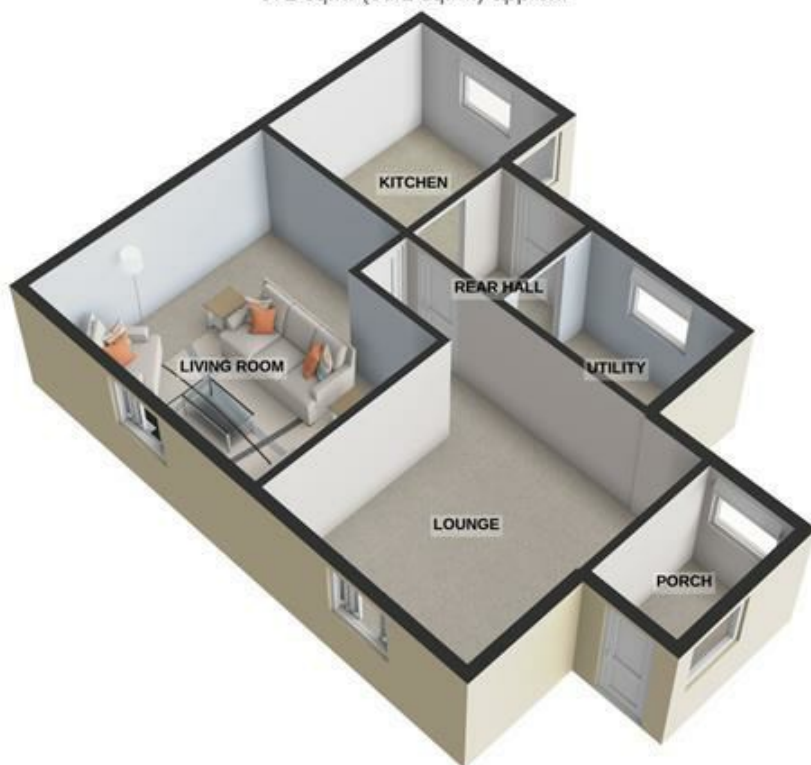
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GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 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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