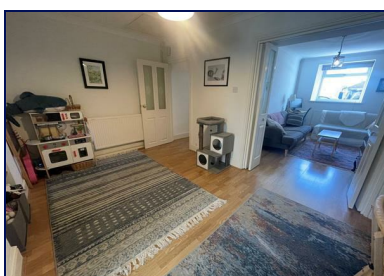


25 Ashburnham Road, Pembrey, Burry Port, Carmarthenshire, SA16 0TP



Asking price £139,995



Delightful two bedroom mid terrace modernised cottage in the heart of Pembrey a sought after coastal location. The cottage is light and airy, a perfect mix of cottage feel and modern living. Long rear landscaped garden extends to rear, patio seating area, mini orchard, pond, and shed.

The area has good access routes, schools, local walks, coastal beaches and Burry Port itself has the train station and local shops and cafes. This property would make an excellent home, or holiday rental investment. The owners already have a property lined up.

EPC: D Square Metres: 67 Council Tax Band: B

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RICS



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PROTECTED

Accommodation Provides:

Front entrance door into

Entrance Hallway:

With staircase to first floor, laminate floor, radiator with cover, consumer unit in cupboard, coat hooks.



Living Room:

12'10" x 8'3" (3.93m x 2.52m)

Window to front, radiator, laminate floor, twin alcoves, inset fireplace.



Sitting Room:

15'1" x 8'10" (4.61m x 2.71m)

With radiator, laminate floor, alcove cupboards.



Kitchen:

8'2" x 12'0" (2.49m x 3.67m)

Fitted with base and wall units with complimentary work surfaces, stainless steel single drainer sink unit with mixer tap, integrated eye level oven, ceramic hob with extractor in ceiling, space for dish washer and fridge freezer, laminate floor, part tiled walls, radiator, window to rear, door into conservatory.



Conservatory:

8'2" x 7'6" (2.51m x 2.3m)

Glazed 3 sides, door to side, laminate floor, space for tumble dryer.

Inner Lobby:

Wall mounted Worcester gas fired central heating boiler, space for washing machine, laminate floor.



Bathroom:

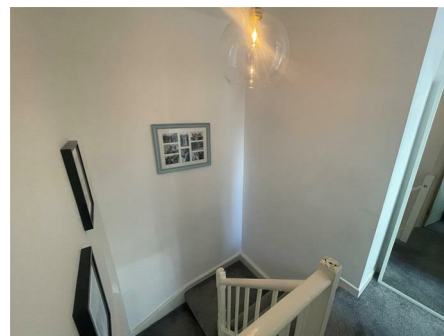
With w.c and wash hand basin in vanity unit, corner shower cubicle, window to rear, radiator, part tiled walls.



FIRST FLOOR:

Landing:

With access to loft.



Bedroom 1:

9'3" x 13'1" (2.82m x 4m)

Window to front, radiator.



Bedroom 2:

6'3" x 6'8" (1.91m x 2.04m)

Window to front, radiator.



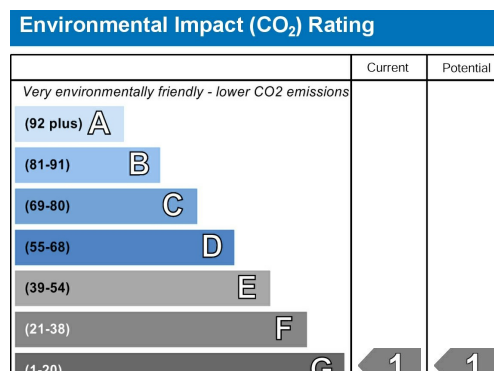
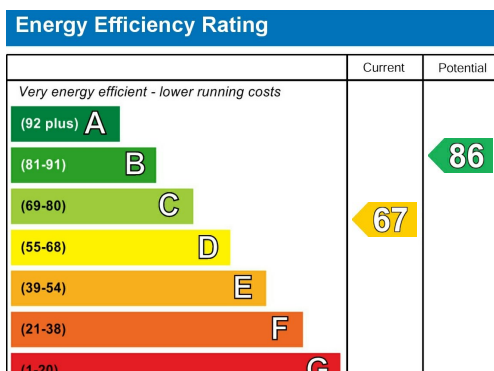
Externally

Gated enclosed front forecourt. Enclosed rear garden with patio and lawn, mature shrubs and trees, fish pond, wooden shed with electricity connected.



Services:

Mains water, gas, electricity and drainage.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.