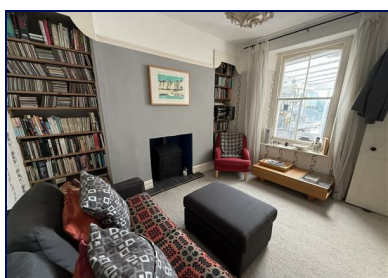


7 Danlan Road, Pembrey, Burry Port, Carmarthenshire, SA16 0UF



Asking price £149,995



This home has been in the same family over 50 years lovingly looked after and maintained. The property has rear lane access to the garage and rear garden, the garden is largely south facing. There is no onward buying chain.

Accommodation offers two receptions, modern feel kitchen area, downstairs bathroom, with three bedrooms to the first floor. Features include a log burner in the sitting room, some exposed floorboards to some of the rooms, cooking range inset in kitchen.

Local schools, local beaches, coffee shop close by, on a bus route.

EPC: D Square Metres: 82 Council Tax Band: B

Mallard
chartered surveyors • estate agents • lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS



naea | propertymark

PROTECTED

Entrance Porch

Tiled floor, wall mounted consumer unit.

Hallway

Stairs to first floor, radiator.

Front Living Room

12'2" x 10'6" (3.71 x 3.21)

Window facing front, radiator, fireplace, floorboards.

Sitting Room

11'7" x 9'6" (3.55 x 2.91)

Window into kitchen, radiator, alcoves, inset fireplace with log burner, floorboards.



Kitchen

15'6" x 7'1"(9'11") (4.74 x 2.17(3.04))

Inset with cooking range, kitchen units housing sink, spaces for fridge freezer, quarry tiled floor, partial sloping opaque roof, door and window to rear, open understair storage.



Bathroom

Bath with shower over, basin, wc, window to rear, open airing cupboard housing boiler.



FIRST FLOOR LANDING

Split turn stairs, window to rear, carpet, loft access.



Bedroom 1

12'1" x 8'8" (3.70 x 2.65)

Window facing front, radiator, floorboards exposed.



Bedroom 2

9'10" x 9'6" (3.01 x 2.90)

Window facing rear, radiator, views to rear, exposed floorboards.



Bedroom 3

8'11" x 6'11" (2.72 x 2.13)

Window facing front, radiator, carpet.

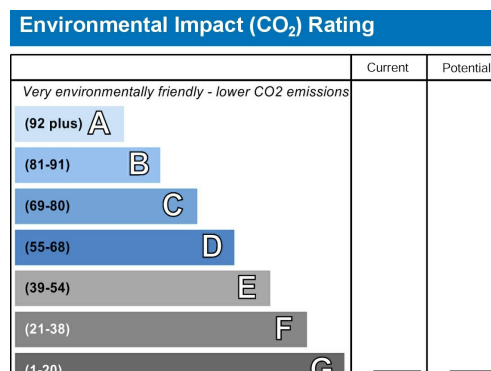
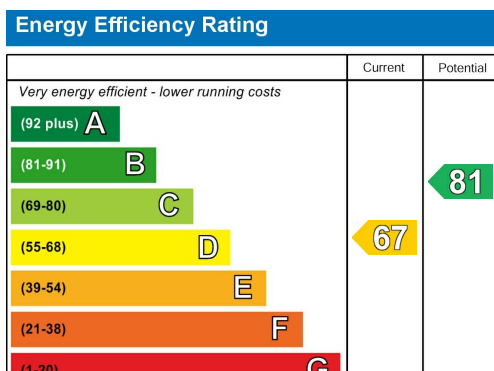


Externally

Deck, lawn area, enclosed boundary, garage, access to rear lane.







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.