

6 Waunrhedynman, Pembrey, Burry Port, SA16 0JU



Offers in the region of £210,000



We are delighted to offer For Sale this end of terrace Bungalow located in Pinged, within good proximity to Pembrey Country Park, Bury Port Harbour & Beach & the Historical Town of Kidwelly. The property has been sympathetically updated internally with attention to detail and some appealing features and has the added bonus of off road parking, Garage, Outbuilding and all sitting in a good sized plot with lovely far reaching countryside views.

Some external updating is required, however viewing is recommended to appreciate the location and charm of this quirky home,

Viewing By Appointment, please contact our office.
EPC Rating- E, Square Metres- 76, Council Tax -B

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RICS



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PROTECTED

Entrance

Via uPVC double glazed entrance door.

Lounge

19'10" x 12'0" (6.06 x 3.68)

Two uPVC double glazed windows to front, two radiators, fireplace with slate hearth, feature stone wall, laminate flooring, smooth & coved ceiling, access to attic space.



Hallway

Smooth & coved ceiling, radiator, smoke alarm, storage cupboard with shelving, airing cupboard with slatted shelving.



Kitchen

10'0" x 12'1" (3.05 x 3.69)

Fitted with a range of base, wall & display units with complimentary oak worksurface over, Belfast sink with mixer tap, space for cooker, extractor hood, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window through to lounge, uPVC double glazed window to side, uPVC double glazed door to front.



Bedroom 1

14'2" x 10'6" (4.32 x 3.22)

uPVC double glazed window to rear, radiator, smooth & coved ceiling, laminate flooring.



Bedroom 2

15'1" x 9'11" (4.61 x 3.03)

uPVC double glazed French doors to rear, smooth & coved ceiling, laminate flooring, shelving and hanging space, radiator.



Bathroom

Fitted with a three piece suite comprising of low level W.C., wash hand basin & vanity unit and shower cubicle, tiled flooring, fully tiled walls, smooth & coved ceiling, radiator, uPVC double glazed window to side with obscure glass, extractor fan.



Externally

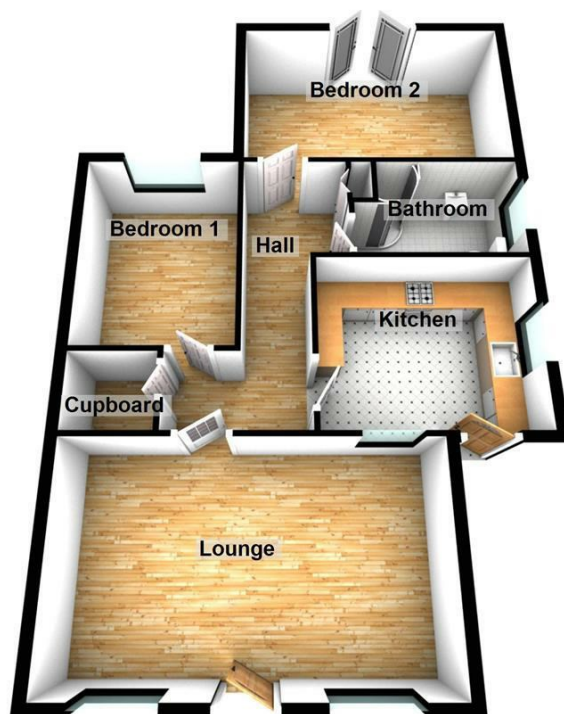
Driveway leads to detached garage, front garden laid to lawn, gated side access to rear garden laid to lawn, various trees & shrubbery, patio area, outside tap, outbuilding with uPVC double glazed door and French doors with electric & lighting, chicken run, Garage has utility area, storage and boiler room.



Services

Mains electric & water, septic tank.

Ground Floor



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	54	
(21-38) F		
(1-20) G		

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		

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.