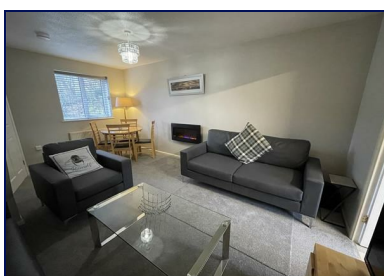


20 Clos Y Dderwen, Pembrey, Burry Port, SA16 0LE



Offers in the region of £210,000



A end of terrace house located on a popular residential development in the sought after Village of Pembrey, close to the Harbour Town of Burry Port, Historical Town of Kidwelly & Pembrey Country Park and Beach, providing an array of places to visit and to make the most of the beautiful coastline.

Viewing is recommended to appreciate the well presented accommodation and the added appeal of the recently built rear dormer roof extension, providing the addition of a third bedroom and en-suite.

Planning has also been granted for a single storey rear extension, a potential option for a future owner.

This property sits in a larger than average plot with good sized garden and the benefit of parking for three vehicles. N.B. All fitted blinds are included.

Viewing By Appointment

EPC Rating-D, Square Metres-54, Council Tax-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

Via uPVC double glazed entrance door, stairs to first floor, radiator, smooth ceiling, smoke alarm.

Lounge

16'8" x 8'10" (11'10" max) (5.09 x 2.70 (3.61 max))

uPVC double glazed window to front, radiator, smooth ceiling, wall mounted electric flame effect fire.



Kitchen

11'8" x 7'9" (3.58 x 2.37)

Fitted with a range of base & wall units with complimentary worksurface over, composite sink unit, built in electric oven, grill & 4 ring gas hob with extractor hood over, vertical radiator, vinyl flooring, partly tiled walls, space for fridge freezer, plumbing for washing machine, textured ceiling, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass, wall mounted gas central heating boiler.



FIRST FLOOR

Landing

Airing cupboard, smoke alarm, smooth ceiling, stairs to second floor.



Bedroom 2

11'8" x 11'10" max (l-shaped) (3.56 x 3.62 max (l-shaped))

uPVC double glazed window to front, radiator, textured ceiling, built in double wardrobe.



Bedroom 3

10'8" x 6'9" (3.27 x 2.08)

uPVC double glazed window to rear, radiator, built in cupboard with hanging space, smooth ceiling.



Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath with electric shower over, extractor fan, partly tiled walls, vinyl flooring, radiator, textured ceiling, uPVC double glazed window to rear with obscure glass.



SECOND FLOOR

Landing

Smooth ceiling & spotlighting.

Bedroom 1

19'1" x 6'8" (8'7" max) (5.84 x 2.04 (2.62 max))

uPVC double glazed windows to rear, Velux window to front, two radiators, smooth ceiling and spotlighting, built in storage cupboard, smoke alarm.



En-suite

Fitted with a three piece suite comprising of wash hand basin in vanity unit, low level W.C. and built in shower cubicle, extractor fan, LVT flooring, Respatex to walls, uPVC double glazed window to rear with obscure glass, smooth ceiling.



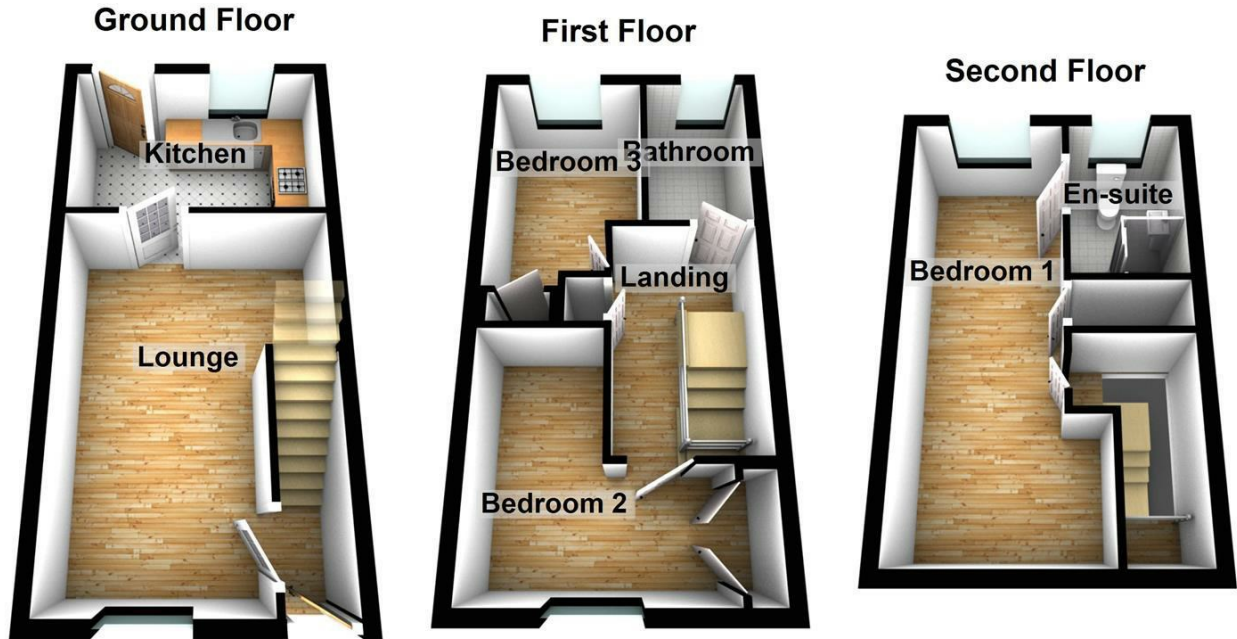
External

Front driveway laid with ornamental chippings, a further 2 allocated parking spaces, various trees & shrubbery, gated side access to rear garden laid to lawn with various trees & shrubbery, patio area, glasshouse, storage shed, pergola.



Services

Mains gas, electric, water & drainage. Planning ref number for extension- PL/06545



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	87
(39-54) E		
(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.