

49 Maes Y Capel, Pembrey, Burry Port, SA16 0EG



Offers in the region of £229,950



We are delighted to offer For Sale a semi-detached house situated on this popular residential development in the Village of Pembrey. A much sought after location within a few minutes drive of the stunning Pembrey Country Park and 8 mile beach, ideal for walks, cycling and outdoor pursuits.

The property sits on a cul-de-sac and offers well presented accommodation with three bedrooms, two bathrooms, and the added appeal of off road parking and garage.

An attractive enclosed garden to the rear makes for an ideal space for entertaining with family and friends or to take some quiet time to relax.

Viewing is recommended to appreciate what this lovely home has to offer, contact our office to make your appointment today!
EPC Rating- C, Square Metres- 120, Council Tax - C

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RICS



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PROTECTED

Entrance Hallway

Via composite entrance door, radiator, smooth ceiling, stairs to first floor, tiled flooring.



Cloakroom

Low level W.C., wall mounted wash hand basin with storage unit, tiled flooring, uPVC double glazed window to front with obscure glass, smooth ceiling.



Lounge

19'5" x 9'9" (5.93 x 2.98)

uPVC double glazed window to side, uPVC double glazed French doors to rear, two radiators, smooth ceiling.



Kitchen

15'9" x 8'2" (4.81 x 2.50)

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, separate grill and 4 ring gas hob with extractor hood over, 1 1/2 ceramic sink unit, plumbing for washing machine, space for fridge freezer, integrated dishwasher, tiled flooring, walls tiled over worksurface, radiator, wall unit housing combi gas central heating boiler, smooth ceiling, uPVC double glazed window to rear, uPVC double glazed door to rear.



FIRST FLOOR

Landing

Textured ceiling, access to attic space (attic partly boarded, pull down ladder).



Bedroom 1

11'5" max x 10'2" max (3.49 max x 3.12 max)

uPVC double glazed window to rear, radiator, fitted wardrobes with sliding doors, textured ceiling.



En-suite

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



Bedroom 2

7'9" x 8'1" (2.38 x 2.48)

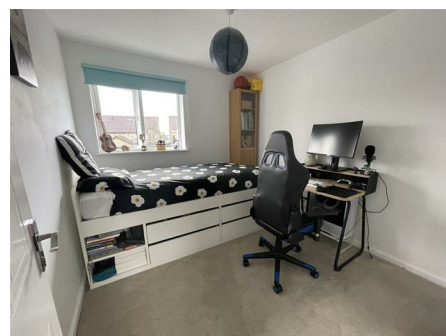
uPVC double glazed window to rear, radiator, textured ceiling.



Bedroom 3

8'6" x 9'3" (2.60 x 2.84)

uPVC double glazed window to front, radiator, built in storage cupboard with hanging space, textured ceiling.



Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath, tiled flooring, partly tiled walls, extractor fan, heated towel rail, textured ceiling, uPVC double glazed window to front with obscure glass.



External

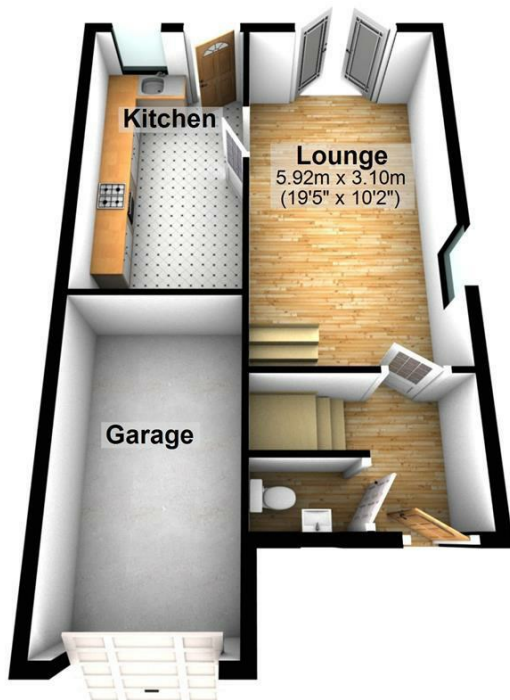
Driveway leads to garage with up & over door, front forecourt laid with ornamental chippings, gated side access to rear garden laid with ornamental chippings and two paved Indian sandstone patio areas to either side with various trees & shrubbery to borders.



Services

Mains gas, electric, water & drainage.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO₂) 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.