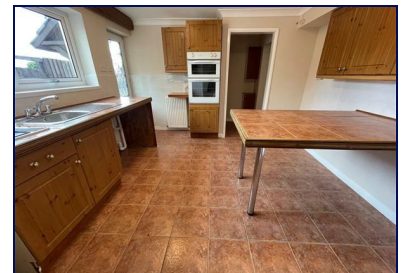


3 Danlan Road, Pembrey, Burry Port, Carmarthenshire, SA16 OUF



Offers in the region of £189,995



Substantial four bedroom end of terrace house in the heart of Coastal Pembrey, with the added bonus of rear garage and additional covered carport at the back of the largely south facing garden off the side/back lane. The property has no onward buying chain to ease your purchase. Living space is good, offering open living dining room, large kitchen, rear lobby leading to downstairs bathroom. The mid floor offer the four bedrooms and stairs lead you to the top floor attic space, very useful for office perhaps, tv room etc. Coastal beaches and walks are close by, commutes are along the A484, work, and social use.
EPC: E Square Metres: 127 Council Tax Band: B

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RICS



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PROTECTED

Entrance Hall

Stairs to first floor, radiator.



Living Room

22'8" x 12'0" (6.93 x 3.66)

Window front and rear, fireplace, radiators.



Kitchen

12'2" x 12'9" (3.71 x 3.91)

Window to side, base and wall units, gas hob, high level oven, spaces for fridge freezer, washing machine, breakfast bar, understair cupboard, part tiled walls, radiator.



Rear Lobby

Tiled floor, storage.



Ground Floor Bathroom

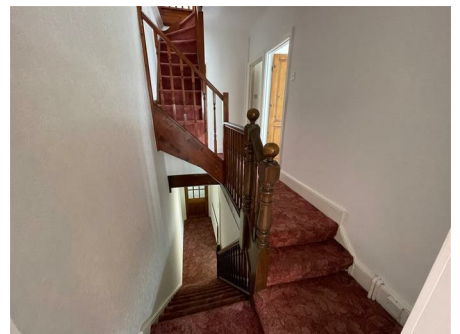
Twin windows to rear, bath, wc, wash hand basin, shower cubicle, cupboard housing boiler, tiled floor, tiled walls, radiator.



FIRST FLOOR

Landing

Stairs to attic.



Bedroom 1

10'2" x 9'3" (3.12 x 2.82)

Window to rear, radiator.



Bedroom 2

10'9" x 9'3" (3.30 x 2.84)

Window to rear, radiator.



Bedroom 3

19'9" x 10'0" (6.02 x 3.05)

Window to front radiator.



Bedroom 4

9'6" x 6'0" (2.90 x 1.83)

Window facing front, radiator.



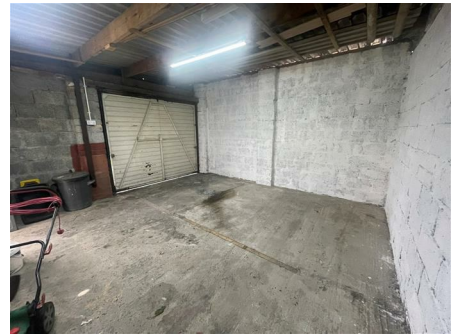
Attic Space

Velux to rear, storage, sloping ceiling in roof space.



Externally

Side lane access to rear garden gated and walled, carport for parking a vehicle, and a detached garage in good order, enclosed garden laid to lawn.

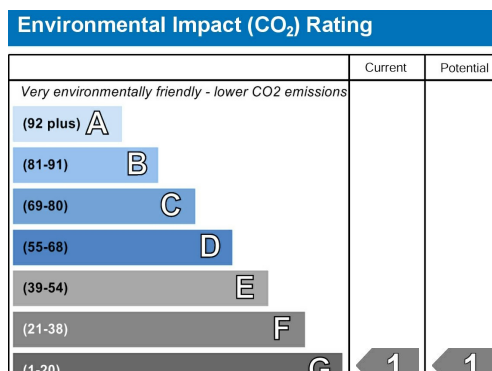
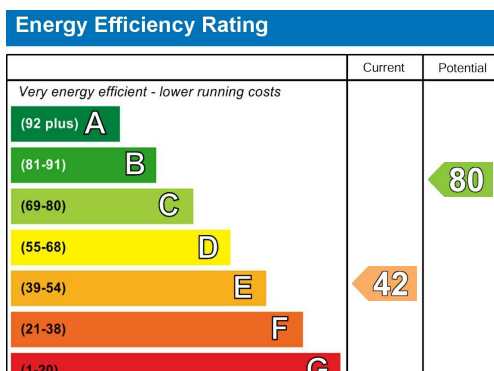


WC

Wc, wash hand basin, part tiled, window.

Services

Advised all services are mains. Wide angled lens has been used on occasion.



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.