

34, Lando Road, Pembrey, Burry Port, Carmarthenshire, SA16 OUR



Offers in the region of £149,995



Really big garden to the rear and side of this double fronted three double bedroom semi-detached stone cottage located in Pembrey, on the coastal A484 in Carmarthenshire.

The cottage has no onward buying chain and offers scope to improve and possibly extend further (subject to planning consents)

Ground floor offers two receptions, kitchen, larder and bathroom, with the three bedrooms and dressing room to the first floor. Local cafe, shops in Kidwelly & Burry Port a Harbour Town. Pembrey Country park is across the road with its 7 miles of beach to enjoy.

EPC: D Square Metres: 88 Council Tax Band: C

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RICS



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PROTECTED

Hall

Stairs to first floor



Living Room

12'8" x 11'6" (3.88 x 3.51)

Window to front, fireplace, radiator, under stair cupboard.



Sitting Room

12'6" x 7'2" (3.83 x 2.19)

Window facing front, radiator.



Kitchen

12'11" x 10'1" (3.96 x 3.08)

Window and door to side, base and wall units, sink, spaces for cooker, washing machine, fridge freezer, tiled floor, part tiled walls, larder cupboard with window to rear



Bathroom

9'6" x 6'0" (2.90 x 1.84)

Window to rear, basin, wc, bath with shower over, part tiled walls, tiled floor, radiator.



FIRST FLOOR

Landing

Loft access.



Bedroom 1

12'6" x 9'4" (3.83 x 2.86)

Window facing front, radiator.



Bedroom 2

13'8" x 10'0" (4.17 x 3.07)

Window facing side, radiator, built in wardrobes.



Bedroom 3

12'5" x 7'7" (3.81 x 2.32)

Window facing front, radiator.



Dressing Space

Window to front.



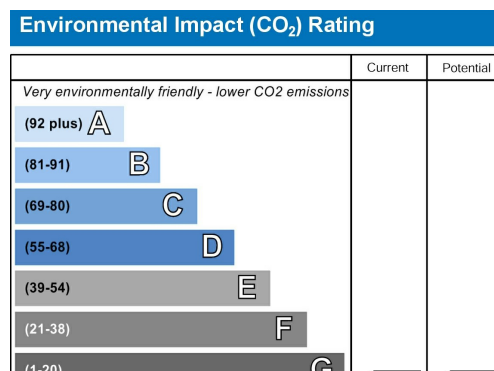
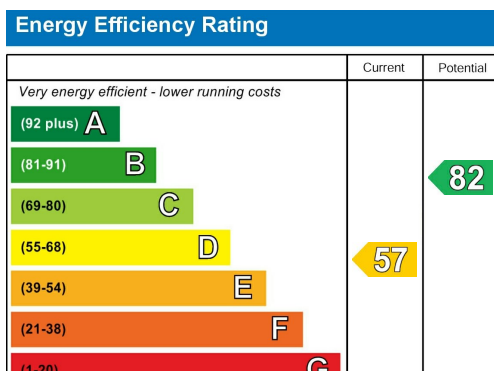
Externally

Side off road parking, front walled and gated access. Gravel area, greenhouse, large rear garden laid to mature planting and an expanse of grass.



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

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