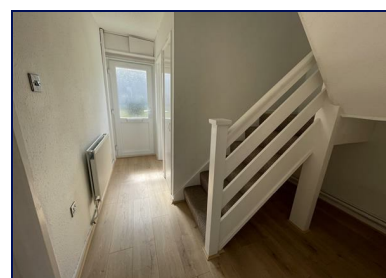
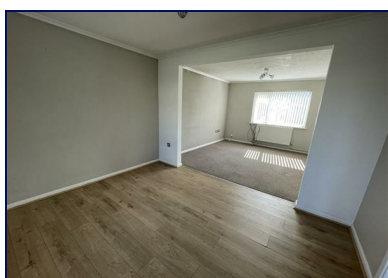


49 Waun Sidan, Pembrey, Burry Port, Carmar, SA16 0JY



Offers in the region of £139,995



End of terraced three bedroom modernised house, really good size front and rear gardens, enclosed and flat. The house benefits from a single parking bay to rear, modern kitchen, modern walk in shower room to first floor, and wc to ground floor, all works completed In 2023, this included new decor, new flooring, electrics updated and regularly serviced combi boiler.

The Pembrey area is a coastal area of Carmarthenshire, Pembrey Country Park is close by, commutes on the A484. No onward buying chain.

EPC: C Square Metres: 89 Council Tax Band: A

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RICS



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PROTECTED

Hallway

Turn stairs, open under stair, store cupboard, radiator, laminate flooring.



Downstairs Cloaks Wc

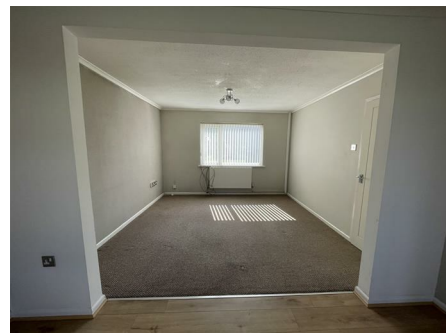
Window to front high level, wc, basin, meter, store cupboard.



Front Living Room

11'9" x 11'8" (3.60 x 3.56)

Window to front, radiator, carpet, open to sitting room.



Rear Sitting Room

11'9" x 9'6" (3.59 x 2.90)

Window to rear, radiator, laminate flooring.



Kitchen

9'11" x 9'8" (3.04 x 2.97)

Modern kitchen installed, base and wall units, built in cooker, hob, extractor, spaces for washing machine, fridge freezer, window and door to rear, part tiled walls, radiator.



FIRST FLOOR LANDING

Loft access.

Bedroom 1

11'10" x 11'6" (3.63 x 3.52)

Window facing rear, radiator, carpet.



Bedroom 2

11'10" x 9'8" (3.63 x 2.97)

Window facing front, radiator, carpet.



Bedroom 3

9'9" x 6'5" (2.98 x 1.96)

Window facing rear, radiator, carpet.



Shower Room

6'5" x 5'6" (1.97 x 1.69)

Walk in shower, vanity housed wash hand basin, wc, part tiled walls, tiled floor, window to front, heated towel rail.



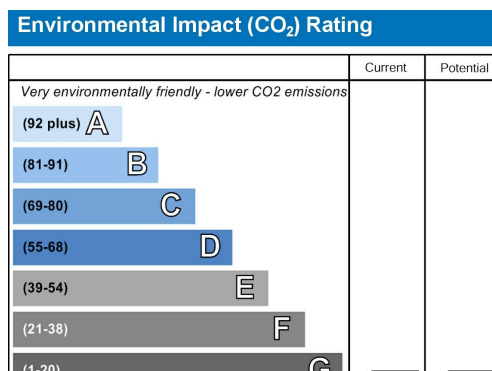
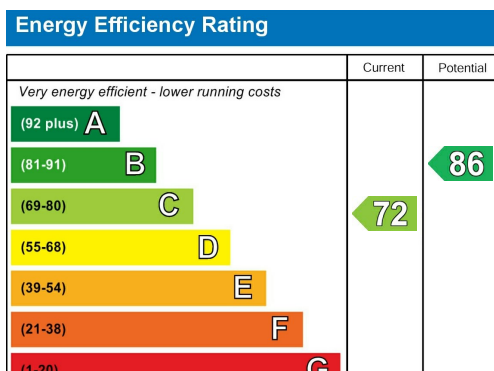
Externally

Front gated and fenced lawned garden, rear walled and gated garden laid to lawn, outside shed, rear parking bay for one car.



Services

Advised all mains services. 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.