

35 Cwrt Lando, Pembrey, Burry Port, Carmarthenshire, SA16 0YE



Asking price £199,995



Located in the popular coastal town of Pembrey, this modern four bedroom semi detached town house with the addition of a conservatory is an ideal family home. The property comprises of kitchen, lounge, conservatory and W.C on the ground floor, three bedrooms, one with en-suite and bathroom to the first floor, and a master bedroom with en-suite to the second floor. The south facing garden is fully enclosed and benefits from a decking area leading from the conservatory, artificial grass and a patio area. There is a side driveway offering off road parking which leads onto the single garage.

Entrance

Door into hallway with stairs to first floor, radiator, door to:

Cloakroom

6'1 x 2'10 (1.83m'0.30m x 0.61m'3.05m)

Fitted with a low level W.C and wash hand basin.



Kitchen/Dining Room

14' x 8'06 (4.27m x 2.59m)

Fitted with a range of matching base and wall units, stainless steel sink and drainer, space for washing machine, integrated double oven with four ring gas hob, stainless steel splash back and extractor hood over, space for dishwasher, new boiler (approx 18 months old), space for fridge freezer double glazed window to front.



Lounge

15'01 x 8'06 (4.60m x 2.59m)

Double glazed french doors with glass side panels lead to conservatory, radiator, under stairs storage cupboard.



Conservatory

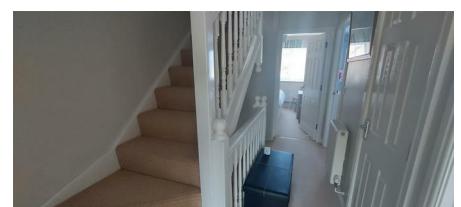
10'11 x 8'08 (3.05m'3.35m x 2.44m'2.44m)

Double glazed conservatory with french doors leading to the rear garden with glass roof, radiator.



First Floor Landing

Stairs lead to second floor, storage cupboard, doors lead off to:



Bedroom One

12'05 x 8'09 (3.78m x 2.67m)

Double glazed window to rear, radiator, door to:



En-Suite

5'9 x 4'9 (1.52m'2.74m x 1.22m'2.74m)

Fitted with a suite comprising of a low level W.C, pedestal wash hand basin and shower cubicle.



Bedroom Two

8'06 x 9'06 (2.59m x 2.90m)

Double glazed window to front, radiator.



Bedroom Three

6' x 9'03 (1.83m x 2.82m)

Double glazed window to rear, radiator.



Bathroom

6' x 6'2 (1.83m' x 1.83m'0.61m)

Fitted with a suite comprising of a low level W.C, pedestal wash hand basin and bath, radiator, part tiled walls, obscure double glazed window to front.



Second Floor

Door leads to:

Master Bedroom

19'07 x 11'09 (5.97m x 3.58m)

Double glazed dormer window to front with velum for the rear, radiator, door leads to:



En-Suite

5'3 x 4'9 (1.52m'0.91m x 1.22m'2.74m)

Fitted with a suite comprising of a low level W.C, pedestal wash hand basin and shower cubicle, part tiled walls, radiator, velum window to the rear.



Externally

The front of the property offers off road parking leading to the single garage that benefits from an up and over door, power and lighting. The south facing fully enclosed rear garden offers a decking area leading from the conservatory with access into the garage, artificial grass and a patio area at the far end of the garden.

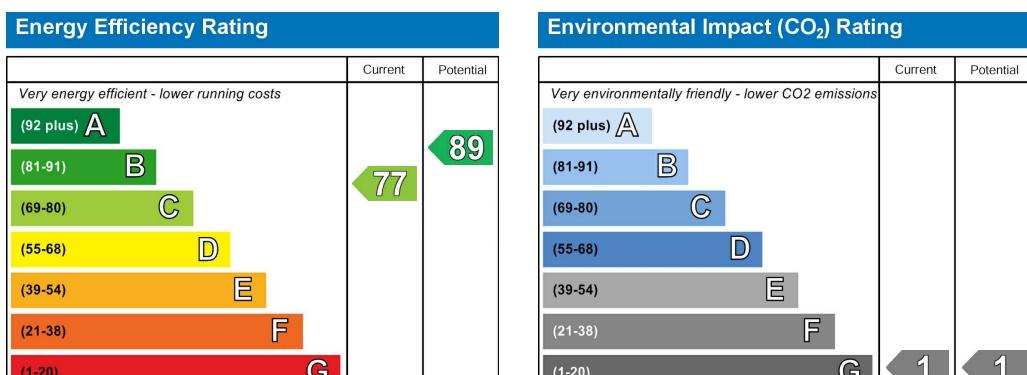


Services

We are advised that all mains services are connected.

Please note that all photos are taken with a wide angle lens camera.





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.