

70 Lando Road, Pembrey, Burry Port, Carmarthenshire, SA16 0YB



£485,000



Substantial five bedroom detached house commanding an outstanding plot, immaculately presented and maintained house and manicured grounds to front side and rear. The parking can accommodate multiple vehicles on the driveway and parking area, a detached garage measuring 43'9 x 19'0 remote control doors, can hold up to four vehicles. The property is set back on the coastal A484 road for commuting purposes and access to the local coastline Pembrey Country Park is down the road. The house will not disappoint, spanning two floors, five bedrooms and two bathrooms to first floor, galleried landing, four reception spaces, open plan kitchen, office, utility, and cloaks to ground floor. Oil fired heating.

EPC: C Square Metres: 224 Council Tax Band: TBC

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PROTECTED

Entrance Porch

Glazed to three sides, front partial glazed door.

Hall

14'6 x 9'5 (4.42m x 2.87m)

Stairs to first floor, open under stair, radiator, oak floor.



Living Room

19'1 x 14'7 (5.82m x 4.45m)

Window to front, oak floor, two radiators, fireplace housing electric fire.



Dining Room

15'6 x 14'6 (4.72m x 4.42m)

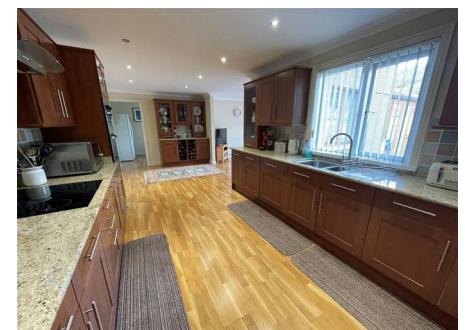
Window to front, radiator, oak floor.



Kitchen

23'2 x 10'4 (7.06m x 3.15m)

Range of base and wall units, marble worktop housing one and half bowl sink, built in dishwasher (never used), oak floor, part tiled walls, built in double oven, ceramic hob, extractor above, space for fridge freezer, spots to ceiling, open to breakfast room, dresser unit built in.



Breakfast Room

13'4 x 10'3 (4.06m x 3.12m)

Window to side, oak floor, radiator, doors to conservatory.



Conservatory

12'7 x 10'9 (3.84m x 3.28m)

Glazed to three sides, doors to side, oak floor, radiator, double doors to breakfast room, side glazed panels.

Office

10'3 x 8'5 (3.12m x 2.57m)

Window to rear, radiator, oak floor.



Utility

8'4 x 6'5 (2.54m x 1.96m)

Door to rear, floor standing Worcester boiler, space for washing machine, space for tumble dryer, tiled floor, wall mounted consumer unit.



Downstairs W.C.

Wash hand basin. w.c, window to side, tiled floor, radiator.

FIRST FLOOR

Gallery Landing

17'1 x 10'9 (5.21m x 3.28m)

Window to front, airing cupboard with shelves, radiator, carpet, radiator.



Bedroom 1

18'0(13'4) x 14'7 (5.49m(4.06m) x 4.45m)

Window to front, radiator, door to en-suite, carpet.



En-Suite

Shower, wash hand basin, w.c., window to side, radiator, extractor, part tiled walls.



Bedroom 2

14'3 x 10'0 (4.34m x 3.05m)

Window to front, radiator, carpet, double wardrobes.



Bedroom 3

15'0(10'6) x 11'5 (4.57m(3.20m) x 3.48m)

Window to rear, radiator, carpet.



Bathroom

11'4 x 7'7 (3.45m x 2.31m)

Double shower, jet bath, built in storage cupboards, wash hand basin, w.c., part tiled walls, heated towel rail, tiled floor.



Bedroom 4

14'3 x 11'8 (4.34m x 3.56m)

Window to rear, radiator, carpet, double wardrobes.



Bedroom 5

13'4 x 10'3 (4.06m x 3.12m)

Window to rear, radiator, carpet.



Externally

Front walled and double gated entrance to expanse of paviour driveway parking bay for multiple vehicles, raised deck for eating/entertaining, large expanse of lawn to majority of garden, walled and fenced in, rear gravel area oil tank area to rear of garage. Detached Garage workshop details below.



Detached Garage

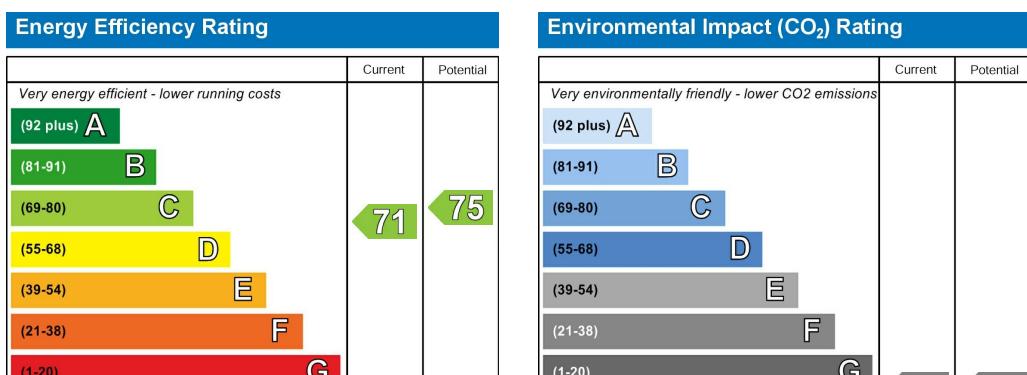
43'9 x 19'0 (13.34m x 5.79m)

Electric roller shutter door with remote control, windows to three sides, door to side, full electrics, consumer unit, can fit numerous vehicles if needed.



Services

Oil central heating all other services are mains. Wide angle lenses have 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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