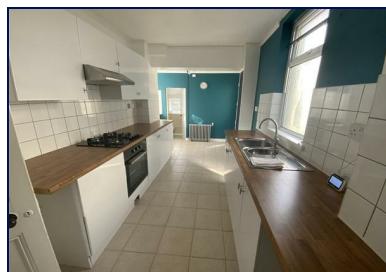
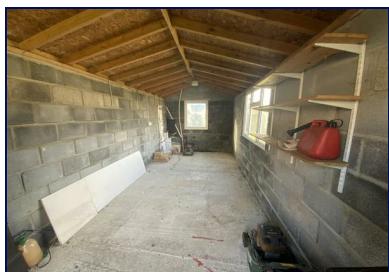


38 Ashburnham Road, Pembrey, Burry Port, Carmarthenshire, SA16 0TW



Asking price £189,995



A chain free family home, located in the sought after area of Burry Port/Pembrey on Ashburnham Road. The property comprises of a good sized entrance hallway, front sitting room and separate lounge, kitchen and W.C. to the ground floor and two double bedrooms, one single and a family bathroom to the first floor. What really makes this property is the large south facing garden. The garden itself is sectioned into two areas with a large 23' storage shed in between. A patio area leads out from the property onto the first section of lawn down to the storage shed, and a further lawned area sits behind. Council Tax Band - C

EPC - D57, Approx 98 square metres.

Mallard
chartered surveyors • estate agents • lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk

Hallway

Entered via double glazed front door into hallway, solid wood flooring, stairs lead to the first floor, radiator, doors to:



Sitting Room

11'9 x 10'2 (3.58m x 3.10m)

Two double glazed windows to front, radiator, solid wood flooring.



Lounge

14'6 x 11'3 (4.42m x 3.43m)

Double glazed window to rear, radiator, dado rail, coved and textured ceiling, feature gas fire.



Kitchen

18'9 x 7'8 (5.72m x 2.34m)

Fitted with a range of matching base and wall units, stainless steel 1 1/2 bowl sink, integrated electric oven with gas ring hob and extractor hood over, space for washing machine and tumble dryer, space for fridge freezer, tiled flooring, part tiled walls, wall mounted Ideal boiler installed in 2017, two double glazed windows to sides, door to rear garden, door to:



W.C

4'9 x 3'1 (1.45m x 0.94m)

Fitted with a low level W.C and wash hand basin, tiled flooring, double glazed window to rear.

Landing

Loft access, double glazed window to side, doors to:



Bedroom One

12'6 x 11'2 (3.81m x 3.40m)

Double glazed window to rear, radiator, feature fire surround.



Bedroom Two

11'2 x 11'1 (3.40m x 3.38m)

Double glazed window to front, radiator, coved and textured ceiling, feature fire surround.



Bedroom Three

7'9/4'6 x 7'8/5'6 (2.36m/1.37m x 2.34m/1.68m)

Double glazed window to front, radiator, coved and textured ceiling.



Bathroom

9'4 x 7'8 (2.84m x 2.34m)

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



Externally

Gated access leads to front door with side gated access leading to the rear garden.

The rear garden is laid to lawn and sectioned in to two separate areas with a large storage shed separating the two areas. A patio area leads from the back door onto the lawned area.



Storage Shed

23'2 x 9'14 (7.06m x 2.74m)

Large storage area with windows to rear and side.



Services

We are advised that all mains services are connected.

EPC: D57

Council Tax Band C

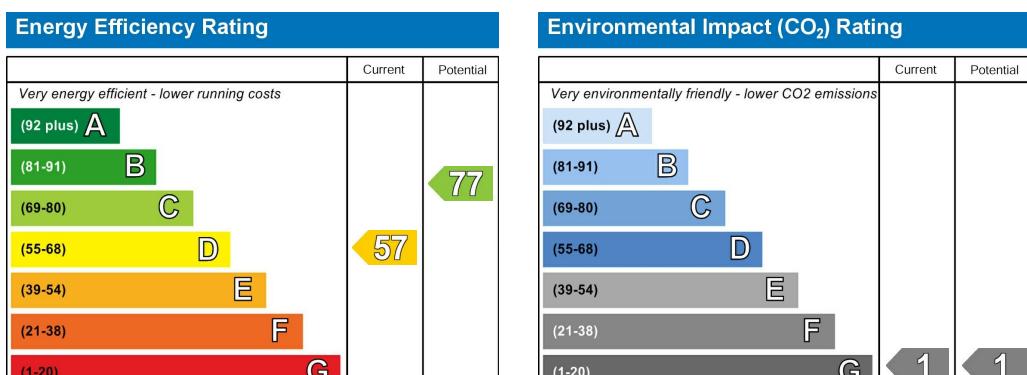
Approx - 98 square metres



Note

Please note 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.