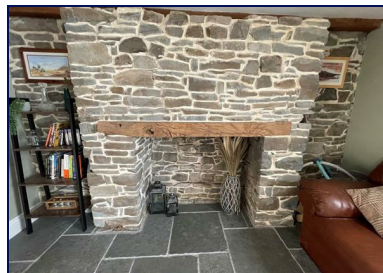


**35 Ashburnham Road, Pembrey, Burry Port, Carmarthenshire,
SA16 0TP**



Asking price £279,000



The cottage dates back in parts to 1810, it has been extended renovated and refurbished to a stand out finish with attention to detail whilst still balancing the charm you would expect.

The properties location is in the sought after Pembrey coastal area, the garden extends to over 100 feet long and offers scope to develop further. Stone walls, oak doors, new sash upvc windows, limestone floors, beamed vaulted ceilings to two of the three bedrooms. Stylish bathroom on first floor accompanies the three bedrooms. Ground floor living room extends into the family expansive an highly desirable kitchen dining area, utility and downstairs w.c add to its appeal.

EPC: D Square Metres: 122 Council Tax Band: B

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RICS



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PROTECTED

Living Room

23'3 x 12'3 (7.09m x 3.73m)

Front door straight into space, feature stone exposed walls to both sides, inset stone fireplace, and cast fireplace, Taj grey limestone floor tiles, under floor heating to this room only, feature beams to ceiling and spots, meter in ceiling.



Boot Room Area

Open plan to dining room, limestone floor, sliding oak door from living room, stair to first floor, largely oak, open understair area.

Downstairs W.C./Utility

7'3 x 4'2 (2.21m x 1.27m)

Worktop space for washing machine and tumble dryer, window to rear, wash hand basin, w.c, heated towel rail, limestone floor.



Family/Dining/Kitchen

38'4 x 14'2(10'1) (11.68m x 4.32m(3.07m))

Limestone floor, dining area, tall radiator, door to side, two window to side, extensive range of two tone base and wall units in the kitchen, space for american fridge freezer, space for cooking range, belfast ceramic sink, under sink plinth heater, built in dishwasher, dresser unit, two larder pull out units, built in extractor hood over space for range, breakfast bar with triple over head triple pendant lights, part tiled walls, beams to ceiling, french doors to conservatory.



Conservatory

11'3 x 11'1 (3.43m x 3.38m)

French doors from kitchen, french doors into garden to side, glazed to three sides, opaque roof, radiator, limestone floor.



FIRST FLOOR

Landing

Cupboard housing boiler, carpet, beam detailing stone wall along stairs, oak latch doors internally throughout, twin pendant lights.



Bedroom 1

13'2 x 12'6 (4.01m x 3.81m)

Window to front, vaulted beam ceiling, carpet, victorian radiator.



Bedroom 2

13'2 x 9'9 (4.01m x 2.97m)

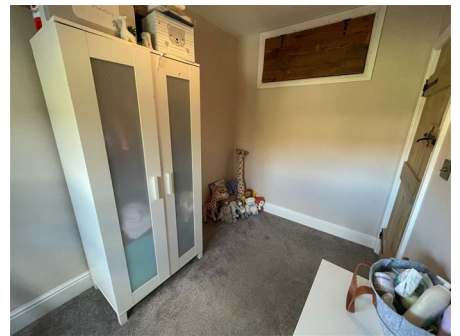
Window to front, vaulted beam ceiling, exposed stone wall, carpet, victorian radiator.



Bedroom 3

11'2 x 6'6 (3.40m x 1.98m)

Window to rear, carpet, column victorian style radiator, high level storage cupboard.



Bathroom

10'2(7'5) x 7'1 (3.10m(2.26m) x 2.16m)

Window to rear, claw foot freestanding bath, built in shower, wash hand basin, victorian style w.c, high level mounted cistern, victorian column radiator, wood panelled walls to dado height, built in triple inset shelving.



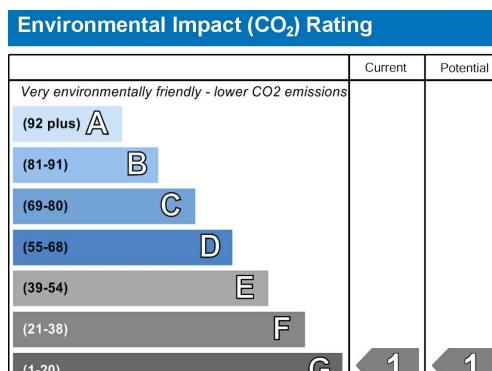
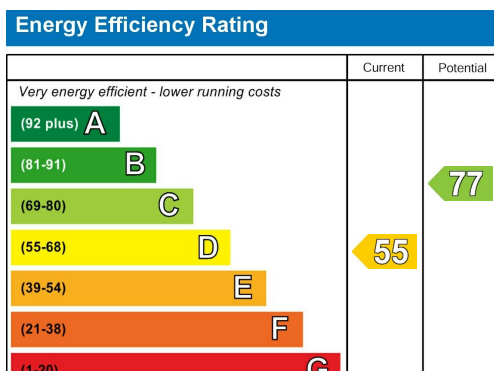
Externally

Front space used by owner for a vehicle. The rear garden is apporximately 100 feet in length, half of whcih you can see in our photos, laid to lawn, shed, gate leads to rear half of garden still to be landscaped. Right of access over side pathway gated via neighbour, from Y bwythyn the single storey cottage attached.



Services

Advised all mains. Wide angled 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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