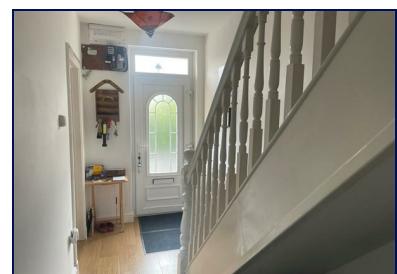


# 14 Randell Square, Pembrey, Burry Port, Carmarthenshire, SA16 0TY



**Asking price £179,995**



Semi-Detached three bedroom modernised house in the heart of Pembrey in Randell Square. The house offer two receptions, and modern kitchen to ground floor, the three bedrooms and bathroom to first floor.

The area is perfect for local beaches, a new local primary down the road, local shops and the main coastal A484 road for commuting. Benefits from side access to the rear enclosed fenced in garden largely west facing. No onward buying chain.

EPC: C Square Metres: 85 Council Tax Band: B

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## **Hallway**

Stairs to first floor, laminate flooring, radiator, open understair.



## **Living Room**

**15'5" x 9'8" (4.72 x 2.95)**

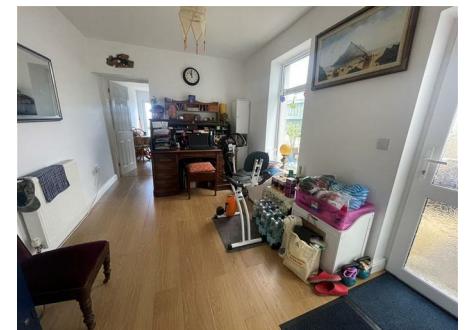
Window to front and side, radiator, laminate flooring.



## **Sitting Room**

**13'4" x 9'0" (4.08 x 2.76)**

Window to side, door to side, cupboard understair, radiator, laminate floor.



## **Kitchen**

**15'7" x 9'4" (4.77 x 2.85)**

Base and wall units, built in cooker, gas hob, sink, spaces for fridge freezer, washing machine, wall mounted boiler, loft access hatch, radiator, door to rear, window to rear and side, laminate flooring, part tiled walls.



## **FIRST FLOOR**

### **Landing**

Split landing, loft access drop down ladder, ventilation unit.



### **Bedroom 1**

**13'2" x 9'3" (4.03 x 2.82)**

Window to rear and side, laminate flooring, radiator.



### **Bedroom 2**

**10'0" x 9'2" (3.05 x 2.81)**

Window to front, radiator, laminate flooring.



## **Bedroom 3**

**8'4" x 5'10" (2.56 x 1.80)**

Window to front, radiator, laminate flooring.



## **Bathroom**

Bath with shower over, wash hand basin, wc, part tiled walls, window to rear.



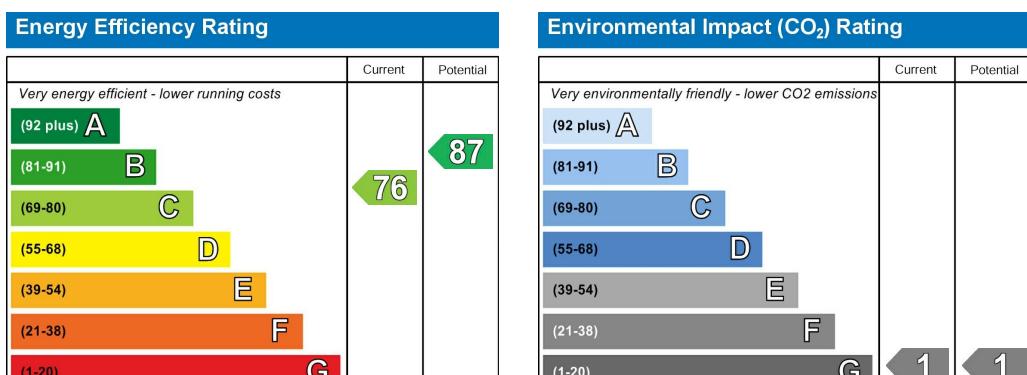
## **Externally**

Side access gate to storage area, leading to rear garden laid to gravel and fully fenced in.



## **Services**

Advised all mains. 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.