

# 15 Ashburnham Road, Pembrey, Burry Port, Carmarthenshire, SA16 0TP



**Offers in the region of £189,000**



Modernised and charming three bedroom mid terrace cottage extended to rear in the heart of Pembrey, a popular coastal area of Carmarthenshire. Good road links via the A484.

The property offers a generous long rear garden, landscaped to lawn and seating areas, primary school is close by, local shops and walks. Living space was renovated approximately 5 years ago, boiler, kitchen, decor, bathroom, electrics, garden, only on viewing can you experience its charm. The two reception rooms and good size kitchen with the downstairs bathroom offering shower and bath are all a bonus.

EPC: D Square Metres: 81 Council Tax Band: Tbc

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## **Hallway**

Tiled floor, open understair, wall mounted consumer unit, radiator.

## **Front Sitting Room**

**10'9" x 9'6" (3.3 x 2.9)**

Window facing front, laminate flooring, radiator.



## **Living Room**

**11'9" x 11'5"(14'9") (3.6 x 3.5(4.5))**

Open to stairs to first floor, laminate flooring, window to rear, radiator.



## **Kitchen**

**9'6" x 17'0" (2.9 x 5.2)**

Modern range of base and wall units, worktop housing ceramic sink, built in high level double oven, hob and extractor fan, integral dishwasher, space for american fridge freezer, space for washing machine and tumble dryer, part tiled walls, radiator, laminate flooring, window facing side.



## **Rear Lobby**

Door to rear garden, storage cupboard housing boiler.

## **Bathroom**

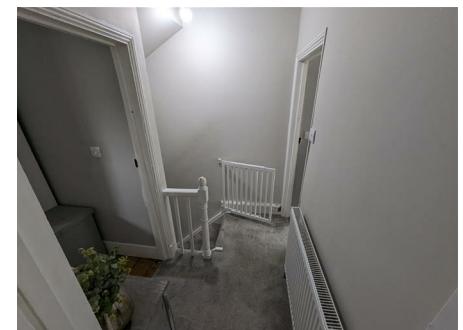
Twin window to rear, claw foot bath, corner shower, wash hand basin, wc, tiled floor.



## **FIRST FLOOR**

### **Landing**

Loft access, radiator, carpet.



## **Bedroom 1**

**12'1" x 8'10" (3.7 x 2.7)**

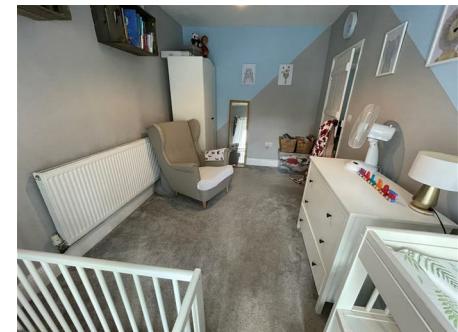
Window to rear, radiator, exposed floorboards.



## **Bedroom 2**

**12'5" x 7'10" (3.8 x 2.4)**

Window to front, radiator, carpet.



## **Bedroom 3**

**8'6" x 6'2" (2.6 x 1.9)**

Window to front, carpet, radiator.



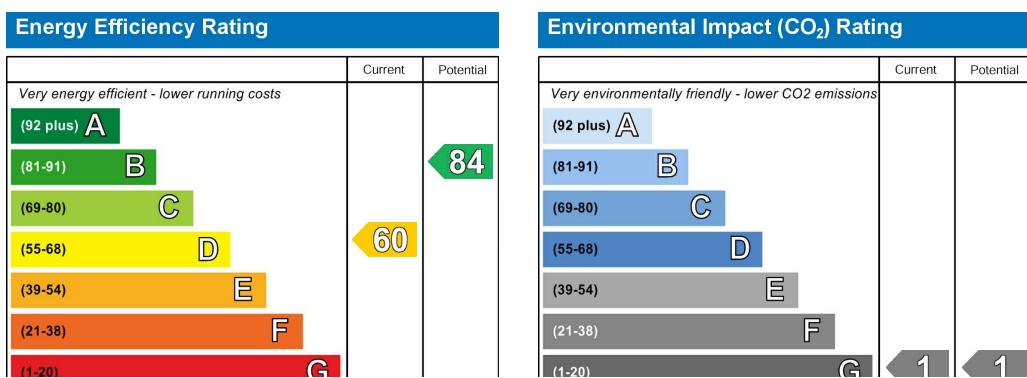
## **Externally**

Front walled and gated forecourt. Rear long garden, with seating areas, large expanse of lawn, fully enclosed 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**

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