



Log-burner, stone fire breast feature wall and sold Oak flooring welcomes you as you step into this cosy and welcoming TWO bedroom, detached cottage located in the heart of Pembrey. Well-presented throughout and conveniently placed in the charming village of Pembrey, situated within walking distance of the award winning Pembrey Country Park, and close to bus routes, schools and local amenities this attractive property could be a pleasing purchase for a F.T.B/Investment or if just wanting to downsize. Comprising of : Lounge, Kitchen/Diner, Utility, Bathroom and Two Bedrooms. Externally, enclosed low-maintenance frontage with pedestrian side access. To the rear, enclosed garden mainly laid to lawn with gravelled patio area and views of Pembrey Mountain. **VIEWING HIGHLY RECOMMENDED** to appreciate the property in full. EPC RATING TBC.

EntrancePVCu obscure double glazed door into :Lounge (4.45m x 4.27m(max) (14'7 x 14'(max)))Solid Oak flooring, stairs to first floor, ornate radiator, coving to ceiling, stone fire breast wall with Log-burner in-situ, two recessed alcoves-one with cupboard space, PVCu double glazed window to the front, door into :Kitchen/Diner (5.13m x 3.10m (16'10 x 10'2))Fitted with modern country style kitchen comprising of base and eye level units with complementary workspace over incorporating stainless steel sink, drainer and mixer taps, tiled splashback, plumbing for dishwasher, space for cooker with pull-out extractor hood, radiator, two spotlight fittings, PVCu double glazed windows to the rear and side, partially carpeted flooring to the dining area, tile effect laminate flooring to the kitchen area, door into :Utility Room (2.77m(max) x 2.18m(max) (9'1(max) x 7'2(max)))Space for tumble dryer and plumbing for washing machine with workspace over, laminate flooring, wooden doors to the front and rear.

Landing-First FloorFitted carpet, coving to textured ceiling, radiator, access to loft space, wooden obscure single glazed window to the front (looking into Bedroom One), doors into Bedrooms One and Two and :Bathroom (3.02m x 1.75m (9'11 x 5'9))Fitted with a three piece suite comprising of : Bath with shower mixer attached and tiled enclosure, pedestal wash hand basin and push-flush W.C, tiled splashback, radiator, access to loft space, extractor fan, tile effect laminate flooring, PVCu obscure double glazed window to the rear.

Bedroom 1 (4.39m(max) x 4.27m(max) (14'5(max) x 14'(max)))L-SHAPED.Fitted carpet, radiator, coving to textured ceiling, wooden obscure single glazed window tot he rear (looking into the Landing) two PVCu double glazed windows to the front.

Bedroom 2 (2.92m x 2.18m (9'7 x 7'2))Fitted carpet, radiator, two recessed alcoves, PVCu double glazed window to the side.

Externally-FrontEnclosed low-maintenance frontage with decorative chippings laid, pedestrian access to the side.

Externally-RearEnclosed rear garden with the view of Pembrey Mountain mainly laid to lawn with a small decorative chipping patio area, external tap, wooden Log-storer.

DirectionsStarting out at out office in Murray Street turn right at the traffic lights and follow the road keeping in the left-hand lane. At the next set of traffic lights follow forwards and follow the road until you reach Sandy Water Park roundabout. Take the third turning off at the roundabout and follow the

road going through Pwll, Burry Port and then reaching Pembrey. As you enter Pembrey follow the road through passing a car sales garage on your left, at the turning on your left into "Pembrey Country Park" and then through the house located on your right. General Information View: 5. The information with the Agents Services has not been tested and the Services or any Services Termination. We are advised that the tax: Bank of Wales Services and the CREDIT CARD ADVISORY AND FINANCING. Please contact the relevant Properties and for further information. Important note: These particular have been prepared. All good, but we have a fairly good view of the road and there is a view from which it is important to see, please contact us first, particularly if travelling a long distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses, unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. We would like to point out that all photographs are taken with a digital camera. Take On Tlc 09/15/0kFloor Plan Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT.	house for sale Pembrey, Burry Port, Carmarthenshire, SA16 6JL
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