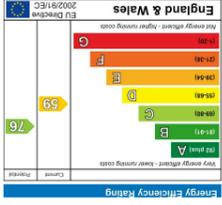
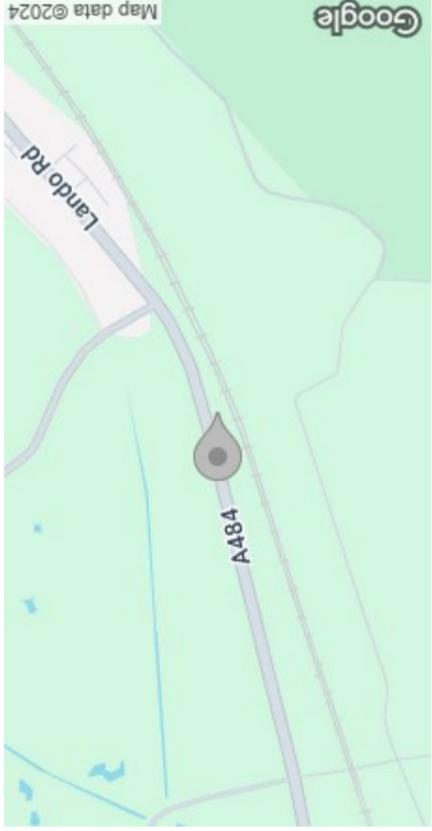


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



2 Maesybryn
 Pembrey, Burry Port, SA16 0JZ
Asking Price £185,000



GENERAL INFORMATION

Welcome to this charming semi-detached house in the sought-after village of Pembrey, Burry Port. This delightful property boasts three bedrooms, perfect for a small family or as a starter home. Situated near the picturesque Pembrey Country Park and coastline, this home offers stunning countryside views from the front, providing a tranquil and scenic setting for its residents.

As you step inside, you are greeted by a welcoming porch leading into a spacious lounge/dining room, ideal for relaxing or entertaining guests. The kitchen is perfect for whipping up delicious meals, and the utility room adds convenience to your daily chores. Upstairs, you will find three bedrooms offering ample space for a growing family or for guests staying over. The property also features a convenient shower room and a separate W/C for added comfort and privacy.

Outside, the enclosed low maintenance rear garden provides a lovely outdoor space for enjoying sunny days or hosting summer barbecues. With a driveway and garage, parking will never be an issue for you or your visitors. This property is an ideal first-time purchase or a perfect family home, offering a comfortable and convenient lifestyle. Plus, with no onward chain, you can make this charming house your own without any delays. Don't miss out on this fantastic opportunity to own a

FULL DESCRIPTION

APPROACH

The property is approached via a good size driveway providing off road parking for 2 vehicles.

PORCH

6'3" x 4'1" (1.929m x 1.250m)
Entered via a double glazed glass panel door, radiator, inner door to:

LOUNGE

18'9" x 13'10" (5.720m x 4.221m)
Stairs to first floor, Pvc double glazed window to front providing views over the surrounding countryside, opening to:

DINING ROOM

9'10" x 8'4" (3.014m x 2.543m)
Pvc double glaze window to rear, door to:

KITCHEN

9'11" x 9'10" (3.031m x 3.019m)
Fitted with a range of base, wall and drawer units, Pvc double glazed window to rear, understairs storage cupboard, door to:



UTILITY ROOM

9'10" x 7'11" (3.02m x 2.42m)
Fitted with a range of base wall and drawer units, plumbed for washing machine and dishwasher, door to garage, Pvc double glazed window and door to rear.

GARAGE

Up and over door to front.

FIRST FLOOR LANDING

Pvc double glazed window to side, loft entrance, built in cupboard

BEDROOM 1

11'1" x 9'6" (3.394m x 2.912m)
Pvc double glazed window to front, range of built in wardrobes and drawers.

BEDROOM 2

12'7" max x 10'6" (3.846m max x 3.22m)
Pvc double glazed window to rear.

BEDROOM 3

8'8" x 7'7" max (2.650m x 2.336m max)
Pvc double glazed window to front.

SHOWER ROOM

Walk in shower cubicle with screen, pedestal wash hand basin, tile effect panel walls, double glazed window to rear.

W.C

Low level w.c, double glazed window to rear.

EXTERNAL

Side access leads to the rear of the property and houses a free standing oil storage tank. The rear garden is low maintenance with paved and gravel areas, external central heating oil boiler. N.B we would make viewers aware there is a railway track running to the rear of the properties at Maesybryn.

N.B

Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceilings, original production of **down-pipes, guttering, soil pipes and garage roofs, this list is not exhaustive. We recommend that you conduct your own checks.

