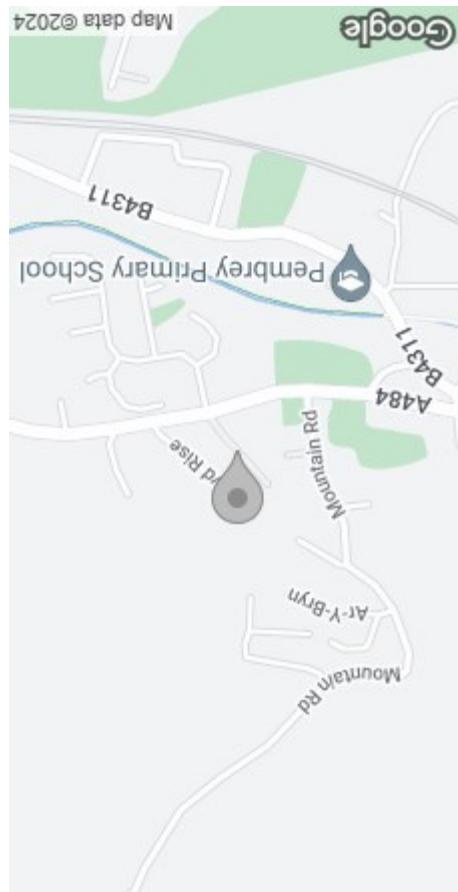


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements or dimensions quoted and other details are approximate and no guarantee is given. Total floor area: 89 sq ft (8.0 sq m) approx.

EPC



AREA MAP



89 sq ft (8.0 sq m) approx.
GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

Nestled in a private cul-de-sac in the exceptionally popular village of Pembrey sits this immaculate and substantial bungalow. On entering the property one of the first impressions to be had is the space and light throughout the property, the lounge and dining room are located to the right hand side, the kitchen/breakfast room is at the rear and opens out onto the rear patio area, the main bedroom benefits from its own en-suite facilities and the family bathroom services the other two bedrooms. From the rear of the property there are some sea views, the lawn to the rear gently slopes down from the patio which runs along the rear of the bungalow and the garage located to the side offers up workshop space as well as space for one vehicle. We cannot recommend enough viewing this property to truly appreciate location and all there is to offer both internally and externally as well as the quiet location it sits in.



FULL DESCRIPTION

ENTRANCE

Driveway to side providing ample off road parking for multiple vehicles, leading to single car garage. Lawn to front of property with patio slab pedestrian path leading to uPVC door with glazed panels, opening into:-

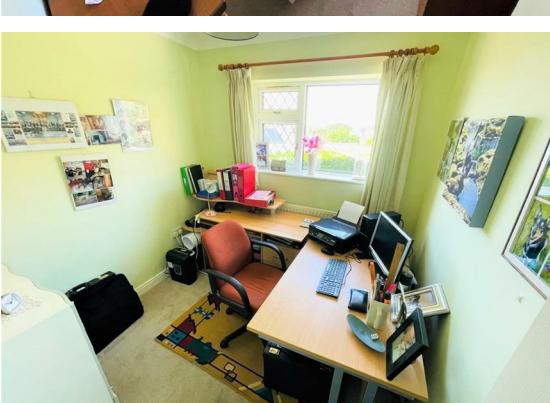


LOUNGE

13'1 x 16'2 (3.99m x 4.93m)
Sliding patio doors to rear garden, electric fire, coving, two radiators, archway into:-

DINING ROOM

8'10 x 13' (2.69m x 3.96m)
Double glazed bay window to front, further window to side aspect, radiator, coving.



KITCHEN

12'9 x 10' (3.89m x 3.05m)
Fitted with a range of wall and base units having worktops over with inset bowl and a half sink unit, built in electric cooker with four ring induction hob and extractor hood over. Plumbing for automatic washing machine and dishwasher, double glazed window and patio door to rear garden, tiled splashback, coving, vinyl floor, space for freestanding fridge/freezer.

BATHROOM

8'4 x 8' (2.54m x 2.44m)
White four piece suite comprising: Corner bath with 'Triton' electric shower over, pedestal wash hand basin, bidet, W.C. frosty double glazed window to rear aspect, ceramic tiled walls, radiator, vinyl flooring, extractor fan, coving.

BEDROOM ONE

11'9 x 11'11 (3.58m x 3.63m)
Double glazed window to front aspect, radiator, coving. Door to:-

EN SUITE

4'10 x 4'5 (1.47m x 1.35m)
Shower cubicle housing 'Triton' electric shower, W.C, wash hand basin set into vanity unit, radiator, frosted glazed window to side aspect, vinyl flooring, extractor fan, tiled walls.

BEDROOM TWO

10' x 10'10 (3.05m x 3.30m)
Double glazed window to front aspect, radiator, coving.

BEDROOM THREE

8' x 7'11 (2.44m x 2.41m)
Double glazed window overlooking rear garden, radiator, coving to ceiling.

GARDEN

Enclosed rear garden having patio area with concrete balustrading around, pedestrian path leading to lawn area, side access gate, outside water tap.

GARAGE

Up and over door.

