



EPC



AREA MAP

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Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements have been taken from the floorplan and are not intended to be used as a guarantee of accuracy. The floorplan is provided for guidance only and should not be used as a guarantee of accuracy. The floorplan is provided for guidance only and should not be used as a guarantee of accuracy. The floorplan is provided for guidance only and should not be used as a guarantee of accuracy.



GROUND FLOOR

FLOOR PLAN



**28 Maenor Helyg**  
 Pembrey, Burry Port, SA16 0TU  
 Offers Around £250,000



## GENERAL INFORMATION

We highly recommend viewing this Detached Bungalow which is found on the edge of Pembrey and is conveniently located to all local amenities including Country Park and offers good road links to nearby Burry Port Town with Local Shops and Train Station.

The Bungalow Benefits from: Two Bedrooms, Modern Shower Room, Kitchen, Good Size Lounge, Dining Room & Conservatory. EXTERNALLY: Well maintained front and rear garden, with long driveway providing ample off road parking which leads to garage.



## FULL DESCRIPTION

### ENTRANCE

Stone chipped front with tarmac drive to side leading to garage, on the other side of property is a pedestrian access path leading to a uPVC glazed door with matching side panel opening to :-

### HALLWAY

Radiator, coving to ceiling, airing cupboard housing 'Worcester' combi boiler, attic access. Doors to:-

### LOUNGE

15'4 x 13'4 (4.67m x 3.96m x 1.22m)  
Feature stone fireplace housing electric fire, coving, uPVC double glazed window to front aspect, radiator. Archway into:-

### DINING ROOM

7'8 x 7'7 (2.34m x 2.31m)  
Double glazed window to front aspect, coving, opening to:-



### KITCHEN

10'7 x 7'6 (3.23m x 2.29m)  
Fitted with a range of wall and base units having worktops over with inset stainless steel sink unit, uPVC double glazed window, integrated electric oven, hob with extractor over, coving, space for fridge, laminate wood flooring, double glazed door to side access, further wooden glazed panelled door into hallway.

### BATHROOM

6'11 x 6' (2.11m x 1.83m)  
White suite comprising: Corner shower with mains shower, vanity unit housing wash hand basin and W.C, spotlights to ceiling, panelling to walls, frosted uPVC double glazed window to to side aspect, vinyl flooring, towel radiator/warmer.

### BEDROOM ONE

9'5 x 14'8 (2.87m x 4.47m)  
uPVC glazed window to rear garden, radiator, coving, laminate flooring.

### BEDROOM TWO

11'4 x 9' (3.45m x 2.74m)  
Laminate wood flooring, radiator, coving, double glazed. Door into:-

### CONSERVATORY

8' x 12' (2.44m x 3.66m)  
uPVC double glazed conservatory with windows and doors opening to rear garden, radiator, laminate wood flooring, further door to:-

### GARAGE

18'9 x 8' (5.72m x 2.44m)  
Up and over door, light and power, water tap, plumbing for automatic washing machine, space for tumble dryer and fridge freezer.

### GARDEN

Enclosed rear garden laid to patio and stone chipping areas with mature trees and bushes.

