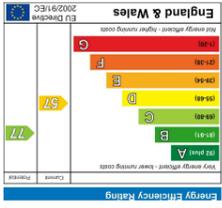


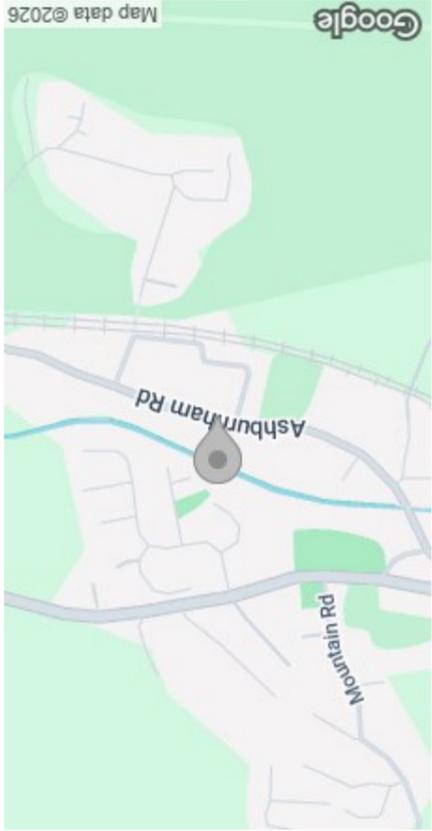


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

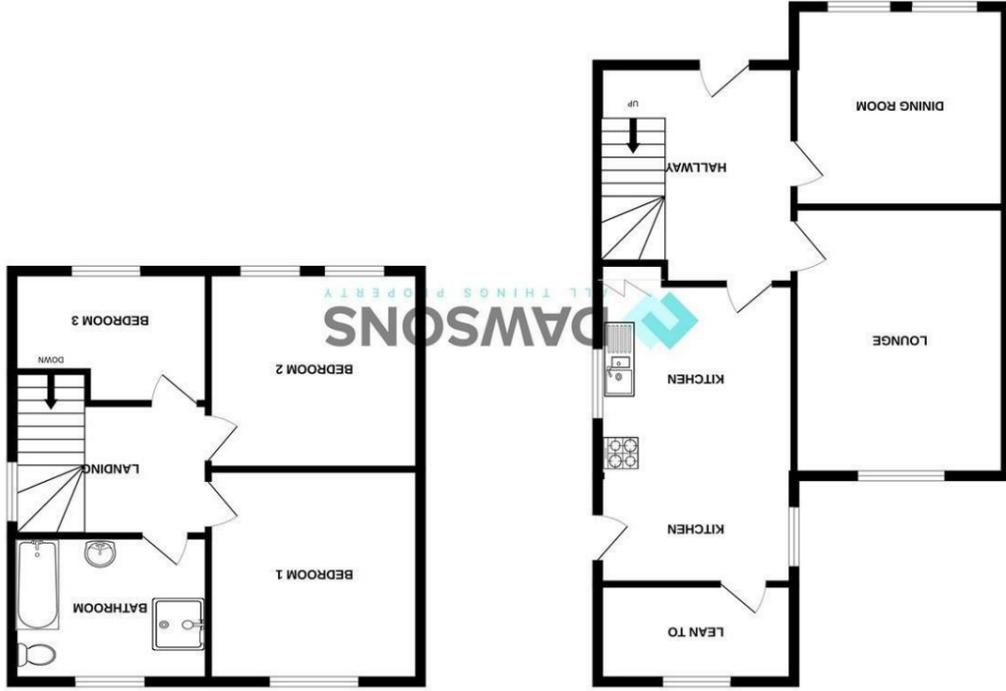
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for errors of detail. Dimensions and appearance shown have not been tested and no guarantee is given. This plan is 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 operation or efficiency can be given.



EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



38 Ashburnham Road  
 Pembrey, Burry Port, SA16 0TW  
 Offers Around £215,000



## GENERAL INFORMATION

Nestled on the charming Ashburnham Road in Pembrey, Burry Port, this delightful semi-detached house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

A generously sized kitchen offering a warm, refined setting for everyday living, complemented by the added convenience of a separate pantry and a convenient lean-to at the back, perfect for utility purposes or as a storage area for your furry friends. The generous garden to the rear is a true highlight, featuring a lovely decking area that invites you to enjoy outside dining or simply unwind in the fresh air. Additionally, a storage shed is available, ensuring that your outdoor space remains tidy and organised.

Situated in close proximity to the renowned Ashburnham Golf Course and the picturesque Pembrey Country Park, this property is a haven for outdoor enthusiasts. With numerous footpaths and bridleways nearby, you will have endless opportunities for leisurely walks and exploration.

This semi-detached house on Ashburnham Road is not just a home; it is a lifestyle choice, offering both comfort and convenience in a beautiful setting. Whether you are looking to settle down or invest, this property is sure to impress.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Dining Room

11'11" x 11'2" (3.65m x 3.41m)

#### Reception Room

11'3" x 14'7" (3.45m x 4.46m)

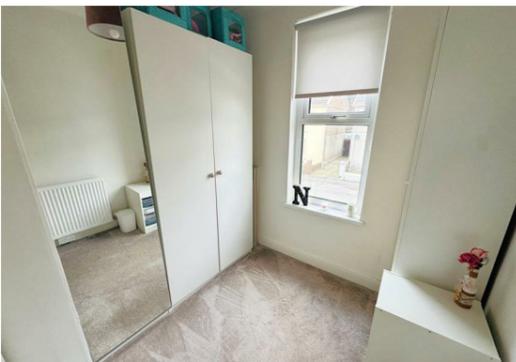
#### Kitchen

10'4" x 17'10" (3.16m x 5.45m)

#### Lean to

#### First Floor

#### Landing



#### Family Bathroom

9'5" x 7'10" (2.88m x 2.39m)

#### Bedroom 1

11'3" x 12'7" (3.43m x 3.86m)

#### Bedroom 2

11'2" x 11'0" (3.41m x 3.36m)

#### Bedroom 3

7'10" x 7'10" (2.39m x 2.41m)

#### Parking

On street parking

#### Council Tax Band = C

#### EPC = D

#### Tenure

Freehold

#### Services

Heating System - Gas

Mains gas, electricity, sewerage and water (metered)

Broadband - The current supplier is Sky (fibre)

Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

