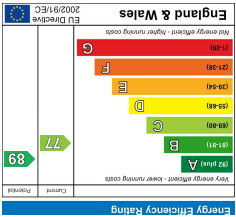
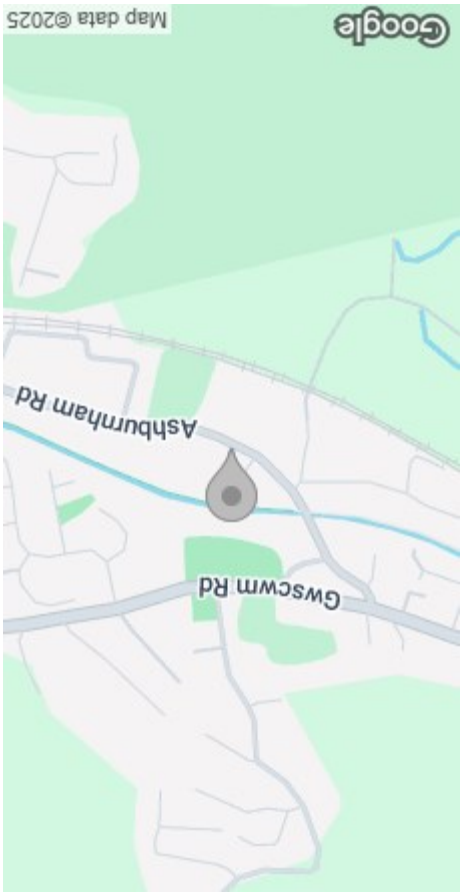


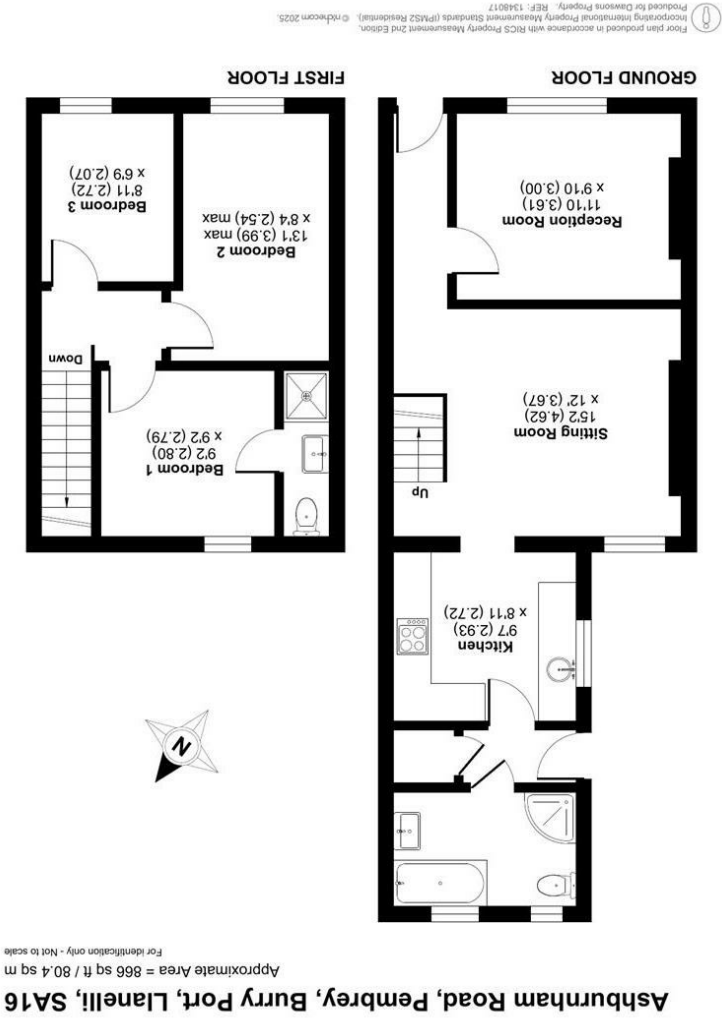
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



Ashburnham Road, Pembrey, Burry Port, Llanelli, SA16

FLOOR PLAN



GENERAL INFORMATION

3-Bedroom Mid-Terrace in the Heart of Pembrey – A Lifestyle Location
Well-presented mid-terrace home offering two reception rooms, a fitted kitchen, family bathroom, and three bedrooms including a master with en-suite. Located in the heart of Pembrey village, this property is all about location. Just minutes from Pembrey Country Park, Cefn Sidan Beach, and the Millennium Coastal Path, it's perfect for buyers seeking both comfort and lifestyle. Local attractions include Ski Pembrey, Pembrey Circuit, horse-riding, golf, and historic St. Illtyd's Church.

- Key Highlights:
- Three bedrooms, one with en-suite
 - Two versatile reception rooms
 - Family bathroom & fitted kitchen
 - Close to village amenities, schools & shops
 - Fantastic leisure opportunities on the doorstep
 - A rare chance to buy in one of Carmarthenshire's most desirable coastal locations. Book your viewing today!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

HALLWAY

RECEPTION ROOM

11'10" x 9'10" (3.61m x 3.00m)

SITTING ROOM

15'1" x 12'0" (4.62m x 3.67m)

KITCHEN

9'7" x 8'11" (2.93m x 2.72m)

FAMILY BATHROOM WITH
ADDITIONAL SHOWER
CUBICLE

FIRST FLOOR

LANDING



BEDROOM 1
9'2" x 9'1" (2.80m x 2.79m)

SHOWER EN-SUITE

BEDROOM 2
13'1" max x 8'3" max (3.99m max x 2.54m max)

BEDROOM 3
8'11" x 6'9" (2.72m x 2.07m)

PARKING
On road parking

Council Tax Band = B

EPC = C

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

