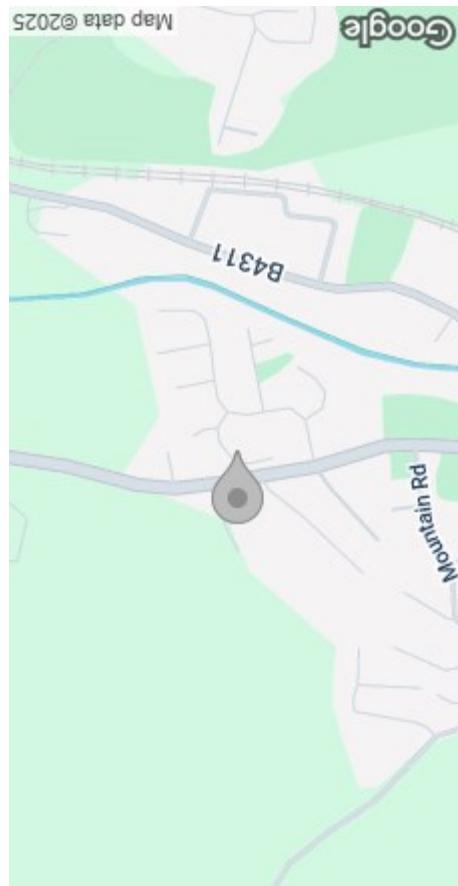


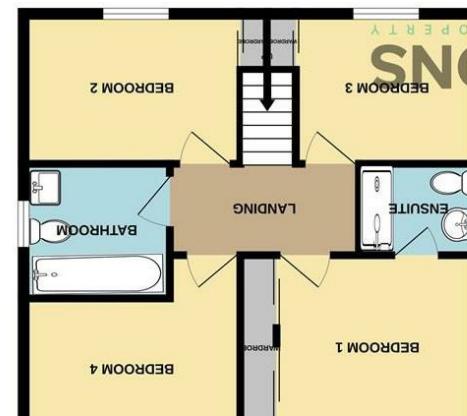
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EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



4 Dol Helyg
Pembrey, Burry Port, SA16 0EH
Offers Over £300,000



GENERAL INFORMATION

Welcome to this well presented Detached Family home located in the picturesque area of Pembrey, Burry Port. This property boasts a spacious layout with 2 reception room, perfect for entertaining guests or relaxing with family. With 4 bedrooms and 2 bathrooms, there is ample space for a growing family or those in need of extra room.

Situated in a peaceful cul-de-sac, this property offers a tranquil environment for you to call home. The convenience of having a garage adds to the appeal, providing secure parking or extra storage space.

One of the standout features of this home is its proximity to the country park, allowing you to enjoy leisurely strolls or outdoor activities in the beautiful surroundings. The low maintenance rear garden is ideal for those who appreciate a lovely outdoor space without the hassle of extensive upkeep.

The master bedroom includes the luxury of an en-suite bathroom, offering privacy and convenience. This property truly combines comfort with practicality, making it a wonderful place to create lasting memories with your loved ones.

Don't miss out on the opportunity to own this delightful Detached Home



FULL DESCRIPTION

ENTRANCE

Tarmac driveway to front leading to garage with electric roller door. Pedestrian access gate to the side of the property leading to enclosed rear garden. uPVC door opening into:-

PORCH

uPVC glazed porch, vinyl flooring, further door to:-



CLOAKROOM

2'10 x 4'11 (0.86m x 1.50m)

W.C, wash hand basin set into vanity unit, ceramic tiles to halfway, vinyl flooring, radiator, frosted double glazed window to front aspect.

KITCHEN

12'8 x 7'8 (3.86m x 2.34m)

Fitted with a range of wall and base units having worktops over with inset ceramic sink, inset electric oven with four ring gas hob and extractor hood over. Integrated automatic washing machine, radiator, vinyl flooring, space for freestanding fridge/freezer, double glazed window to front aspect, frosted uPVC glazed door to side, further door into:-



DINING ROOM

10'8 x 8'2 (3.25m x 2.49m)

Double glazed window overlooking rear garden, radiator, coving rail, double doors into:-

LOUNGE

12' x 15'1 (3.66m' x 4.57m'0.30m)

uPVC patio doors into conservatory, dado rail, coving, double doors back into dining room, radiator.

CONSERVATORY

11 x 13'2 (3.35m x 4.01m)

uPVC conservatory, ceramic tiled flooring, further patio doors with perfect fit blinds, opening to rear garden.

FIRST FLOOR

Reached via stairs found in hallway.

LANDING

Attic access, doors to:-

BEDROOM ONE

9'1" x 11'1" to wardrobes (2.77m x 3.38m to wardrobes)

uPVC double glazed window overlooking rear garden, radiator, coving, built-in wardrobes providing hanging and storage space. Door to:-

EN-SUITE

3'10 x 7'7 (1.17m x 2.31m)

Shower cubicle housing mains shower, W.C, wash hand basin set into vanity unit, ceramic tiled walls to halfway, towel radiator/warmer, vinyl flooring, frosted double glazed window to side aspect, extractor fan.

BEDROOM TWO

9'5 x 10'8 (2.87m x 3.25m)

Double glazed window to front aspect, radiator, built-in storage cupboards providing ample storage space.

BEDROOM THREE

8'9 x 8'4 (2.67m x 2.54m)

Double glazed window overlooking front aspect, radiator, built-in wardrobes providing storage and hanging.

BEDROOM FOUR

9'1 x 9'9 (2.77m x 2.97m)

Double glazed window overlooking rear aspect, radiator.

BATHROOM

5'5 x 6'9 (1.65m x 2.06m)

White suite comprising panelled bath with shower mixer tap over, W.C, wash and basin set into vanity unit, frosted double glazed window to side aspect, extractor fan, vinyl flooring, towel radiator/warmer.

EXTERNALLY

GARDEN

Enclosed garden laid to patio with Artificial lawn, stone chipping borders with mature shrubs, side access gate, outside tap.

