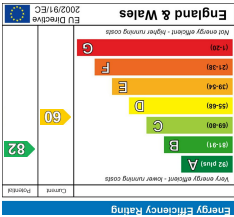
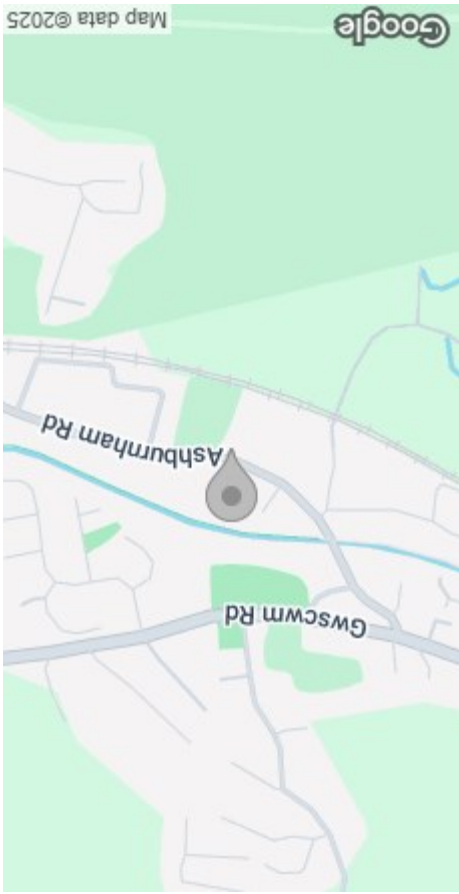


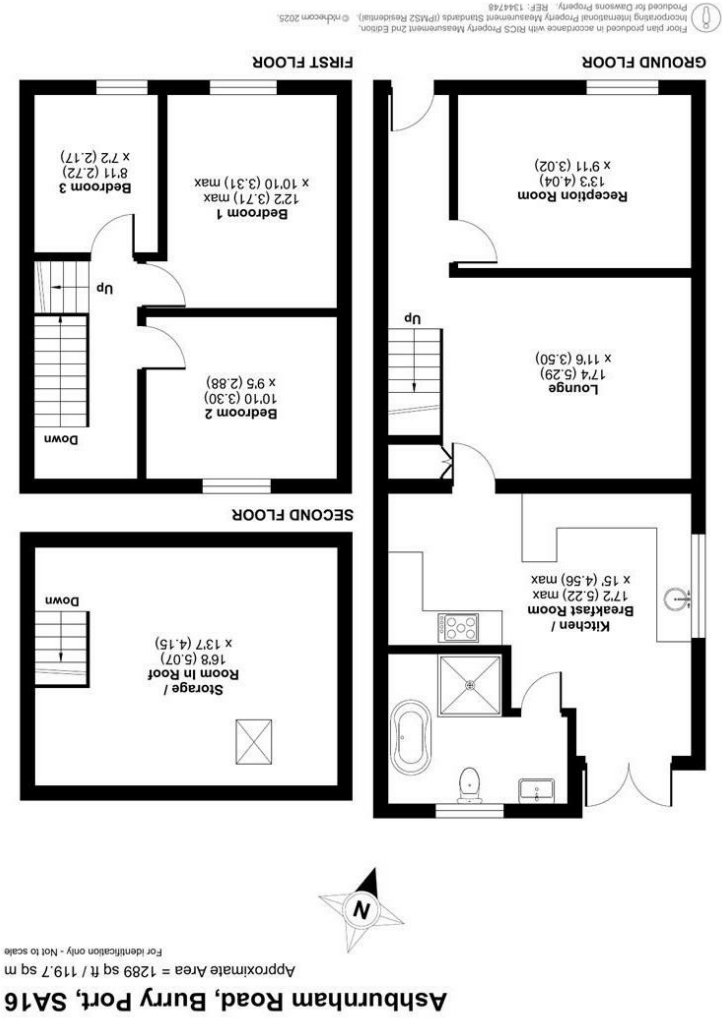
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



24 Ashburnham Road
Pembrey, Burry Port, SA16 0TP
Offers Around £230,000

3 Bedrooms, 1 Bathroom, 2 Living Rooms, D

GENERAL INFORMATION

Located on the desirable Ashburnham Road in Pembrey, Burry Port, this beautifully presented semi-detached house offers a perfect blend of comfort and style. With its prime location, you will find yourself just a stone's throw away from the stunning Pembrey Country Park and the expansive Cefn Sidan Beach, making it an ideal home for those who appreciate the great outdoors. Upon entering, you are welcomed by a spacious hallway that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the fantastic open-plan kitchen and dining area, featuring impressive vaulted ceilings and elegant French doors that open seamlessly to the rear garden. This space is designed for modern family living, providing a bright and airy atmosphere. The ground floor also boasts a contemporary family bathroom, ensuring convenience for all. Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat. An added bonus is the fixed staircase leading to a versatile loft room, which can serve as an office, playroom, or additional storage space. The property benefits from off-road parking for two cars at the front, while the rear garden is level and generously sized, providing ample space for outdoor activities and gatherings. This immaculate home is a rare find in such a sought-after location, and viewing is essential to truly appreciate its condition, size, and the lifestyle it offers. Don't miss the opportunity to make this charming property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
13'3" x 9'10" (4.04m x 3.02m)

Reception Room
17'4" x 11'5" (5.29m x 3.50m)

Kitchen/Breakfast Room
17'1" max x 14'11" max (5.22m max x 4.56m max)

Shower Room

First Floor

Landing



Bedroom 1
12'2" max x 10'10" max (3.71m max x 3.31m max)

Bedroom 2
10'9" x 9'5" (3.30m x 2.88m)

Bedroom 3
8'11" x 7'1" (2.72m x 2.17m)

Storage/Attic
16'7" x 13'7" (5.07m x 4.15m)

Parking
Driveway

Council Tax Band = B

EPC = D

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Sky (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone and EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

