



105 Ashburnham Road, Burry Port, SA16 0TW

£210.000



Davies Craddock are pleased to present this perfect opportunity to purchase a three bedroom semi detached property in the sought after location of Ashburnham Road, Pembrey.

This particular street is ideally located walking distance from the Ashburnham Hotel and Ashburnham Golf Course along with being a short drive (and even walking distance via the coastal path) from the tourist destination of Pembrey Country Park and Cefn Sidan beach.

This well presented property benefits from spacious yet cosy rooms and would ideally suit a first time buyer or family looking to live in a convenient location with great bus, rail and road links to local towns and cities further afield.

The home has a beautiful private garden with paved area, lawn and attractive summer house ideal for spending time outdoors and entertaining, and avid gardeners will enjoy maintaining this space.

We invite you to view all this property has to offer which comprises of;

Entrance

Door into:

Hallway

Stairs to first floor, storage cupboard, radiator.

Sitting Room

13'10" x 12'0" approx (4.22 x 3.66 approx)
bay window to fore, laminate flooring, feature fireplace with electric fire, radiator.





Lounge

18'7" x 12'5" approx (5.67 x 3.80 approx)
Window to rear, laminate flooring, feature brick fireplace with gas fire, radiator.

Kitchen

12'2" x 11'3" approx (3.72 x 3.45 approx)
Window to rear, door to side, laminate flooring, wall and base units with worktop over, gas hob and electric oven with extractor fan over, space for washing machine and fridge freezer, sink and drainer with mixer tap, radiator.

First Floor Landing

Bedroom One

12'2" x 12'2" approx (3.73 x 3.72 approx)
Window to fore, laminate flooring, radiator.

Bedroom Two

11'7" x 10'10" approx (3.55 x 3.32 approx)
Window to rear, laminate flooring, storage cupboard housing boiler, radiator.

Bedroom Three

8'7" x 7'6" approx (2.62 x 2.31 approx)
Window to rear, laminate flooring, radiator.

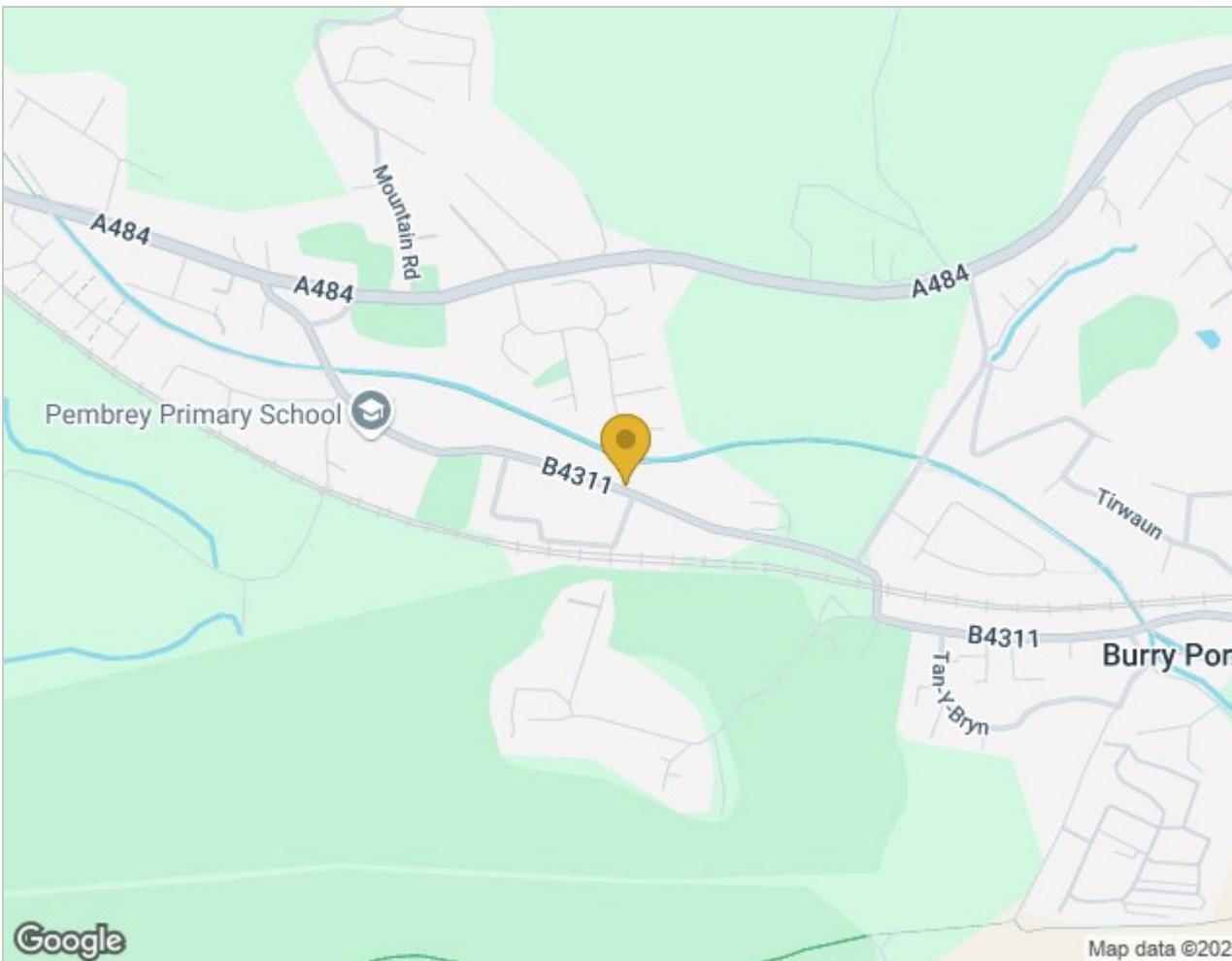
Bathroom

6'3" x 6'0" approx (1.92 x 1.84 approx)
Window to fore, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, bath with shower over, radiator.

Externally

Enclosed rear garden mainly laid to lawn, paved patio area, decking area with summer house, outbuildings with electric.





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Sought After Location
- Enclosed Rear Garden
- Summer House
- Approx 100m2
- Freehold
- Council Tax-C (April 24)
- EPC- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ

T. 01554 779444 | E. estates@dcestates.co.uk

www.davescraddock.co.uk

