

# 28 Glanaber, Pembrey, Burry Port, Carmarthenshire, SA16 OTN



**Offers in the region of £85,000**



Pembrey location, two bedroom semi-detached house in need of modernisation, please note there is no heating present, no gas in the property. The area is a sought after, tucked away road, local schools and main coastal A484 is close by for access. The house offers two receptions, dated kitchen, side porch to ground floor, two bedrooms and bathroom to first floor. Backs onto a railway track. Good size grounds. This is a full renovation and refurbishment, room to extend subject to planning consents, we believe the buyer must be linked to Carmarthenshire to buy due to council stipulation. EPC is an F and restricts buy to let mortgages.

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**RICS**



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PROTECTED

## Hall

Stairs to first floor, understair cupboard.

## Living Room

12'4 x 10'2 (3.76m x 3.10m)

Window to front. Fireplace open fire untested.  
double doors to dining room.



## Dining Room

9'5 x 8'7 (2.87m x 2.62m)

Window to rear.



## Kitchen

10'1 x 9'3 (3.07m x 2.82m)

Base units, worktop housing sink, space for cooker,  
space for fridge, larder cupboard with small  
window, door to side and window to rear, wall  
mounted meters.



## First Floor

### Landing

Window to side, loft hatch.

### Bathroom

Three piece suite, bath, wash hand basin, W.C.,  
window to rear.



### Bedroom 1

15'5 x 8'9 (4.70m x 2.67m)

Window to front, built in cupboard, and cupboard  
housing tank.



## Bedroom 2

11'5 x 9'4 (3.48m x 2.84m)

Window to rear, built in cupboard.



## Externally

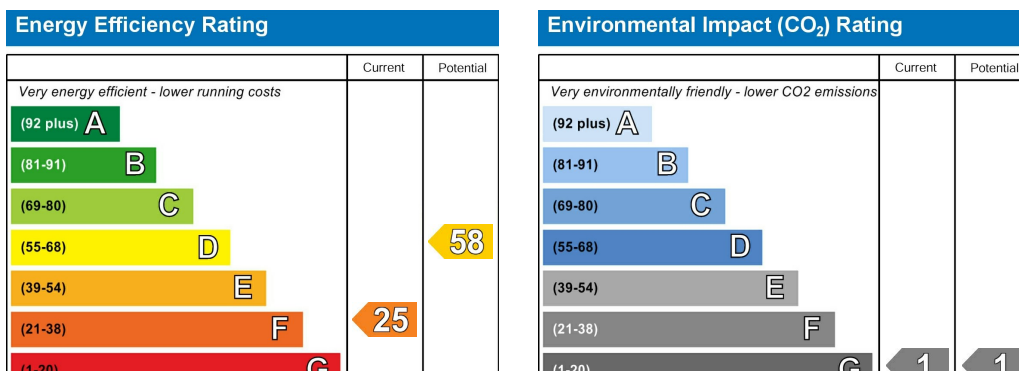
Front grassed area, side access to grassed rear garden, backs onto railway track.



## Services

Please note no gas in the property. No heating present.





**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.