

9 Randell Square, Pembrey, Burry Port, Carmarthenshire, SA16 0TY



Asking price £175,000



A proper cottage greets you as you enter this semi-detached stone property beautifully presented and lovingly looked after, the house benefits from a long rear country garden with meandering paths and seating areas, and largely south facing.

This substantial period home offers two bathrooms, the shower room downstairs and bathroom on the first floor, along with three double bedrooms A modern kitchen, with breakfast room branching out, living room, dining room, and hallway to ground floor. There are a plethora of period details, fireplaces, plate rails, exposed stone to front elevation. The location is in Pembrey, local school down the road, access to the coastline, Pembrey Country Park. Parking is on the road to front.

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Entrance Hall

Part glazed front door, laminate flooring, radiator, plate rail, under stair cupboard, dado rail.



Dining Room

13'0 x 7'8 (3.96m x 2.34m)

Window facing front, plate rail, coving, laminate flooring, arch to living room, twin alcoves, radiator.



Living Room

12'0 x 10'8 (3.66m x 3.25m)

French doors to breakfast room, door to shower room, wall inset gas fire, radiator, alcove cupboard.



Downstairs Shower Room

8'9 x 5'5 (2.67m x 1.65m)

Window facing rear with obscure glaze, corner shower with curved glazed screens, vanity housed wash hand basin, W.C., part tongue and groove panelled to walls and tiled, partial sloping ceiling, spot lighting, tiled floor, radiator.



Kitchen

13'5 x 8'4 (4.09m x 2.54m)

Window facing front, range of base and wall units, worktop, cooking range included, extractor fan above, part tiled walls, integrated fridge, larder cupboard, arch into breakfast room, picture rail.



Breakfast Room

13'5 x 12'2(8'6) (4.09m x 3.71m(2.59m))

Arch opening from kitchen, base and wall units, worktop housing sink, space for dishwasher, part tiled walls, space for freezer, double doors to garden, window facing rear and glazed panels, partial conservatory roof, tongue and groove to one wall.



First Floor

Landing

Split landing, dado rail, loft access hatch, carpet.

Bedroom 1

14'5 x 9'4 (4.39m x 2.84m)

Window facing front, carpet, radiator, original fireplace and inset, built in wardrobes.



Bathroom

7'0 x 5'2 (2.13m x 1.57m)

Three piece suite, bath, saniflow toilet, wash hand basin, part tiled walls, vinyl flooring, heated towel rail



Bedroom 2

14'7 x 8'0 (4.45m x 2.44m)

Window facing front, carpet, radiator, original fireplace and cast inset.



Bedroom 3

10'8 x 10'6 (3.25m x 3.20m)

Double aspect windows to side and rear, carpet, built in wardrobes to one wall, radiator, spots to ceiling.



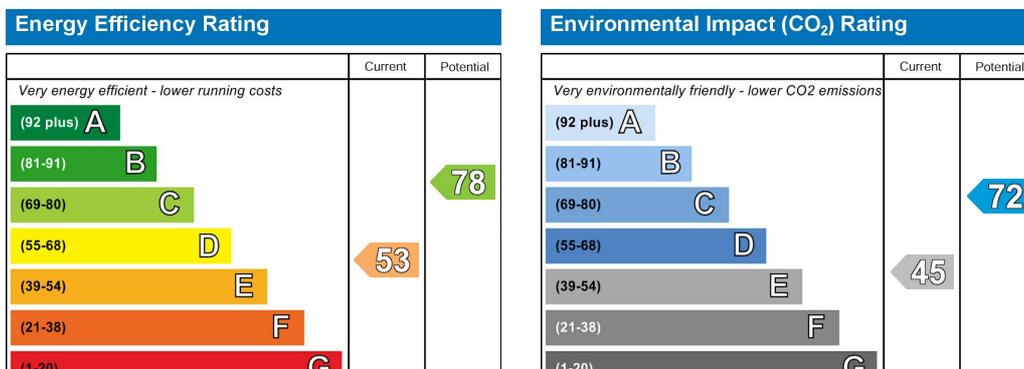
Externally

Front gravelled gated forecourt, low wall and railings, gravelled patio area, storage bins area, corridor pathway leads and opens up to the full expanse of rear garden. The rear garden is largely south facing, areas of lawn, mature planting, seating areas, a very pretty well looked after country garden.



Services

We are advised all services are mains.



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

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