

## 29 Danlan Road, Pembrey, Burry Port, Carmarthenshire, SA16 0UF



**Offers in the region of £129,995**



This three bedroom terraced house has been recently renovated with new kitchen, two receptions now open plan with new flooring throughout the ground floor.

There is parking for one car to the front wide pavement and rear lane access, thus enabling further parking for two cars, added bonus is the south facing garden, all located in the coastal Pembrey area of Carmarthenshire, with the entrance to Pembrey Country Park and its 7 miles of beach just down the road. There is no onward buying chain to hinder your purchase.

**THIS PROPERTY IS AVAILABLE FOR VIEWING.**

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## Entrance Hallway

Entered via double glazed front door, radiator, laminate flooring, stairs lead to first floor, door to:



## Reception Room One

11' x 10'4 (3.35m x 3.15m)

Double glazed window to rear, radiator, laminate flooring, coved ceiling, opens out to:



## Reception Room Two

13' (into alcove) x 10'5 (3.96m (into alcove) x 3.18m)

Double glazed window to front, radiator, feature fire place, twin alcoves, laminate flooring.



## Kitchen

12'1 x 8'7 (3.68m x 2.62m)

Fitted with a range of matching base and wall units, stainless steel sink, integrated oven with gas hob and extractor over, space for washing machine, space for fridge freezer, part tiled walls, laminate flooring, double glazed window to side, double glazed door to side, under stairs storage area.



## Landing

Split level landing, loft access, storage cupboard housing boiler, doors to:



## Bedroom One

11'7 x 8'8 (3.53m x 2.64m)

Double glazed window to front, radiator, coved ceiling.



## Bedroom Two

10'4 x 9'9 (3.15m x 2.97m)

Double glazed window to rear, radiator, coved ceiling.



## Bedroom Three

8'5 x 6'9 (2.57m x 2.06m)

Double glazed window to front, radiator.



## Bathroom

9'7 x 9'1 (2.92m x 2.77m)

Fitted with a suite comprising of a low level W.C, pedestal wash hand basin and bath with shower over, lino flooring, part tiled walls, obscure double glazed window to rear, extractor fan.



## Externally

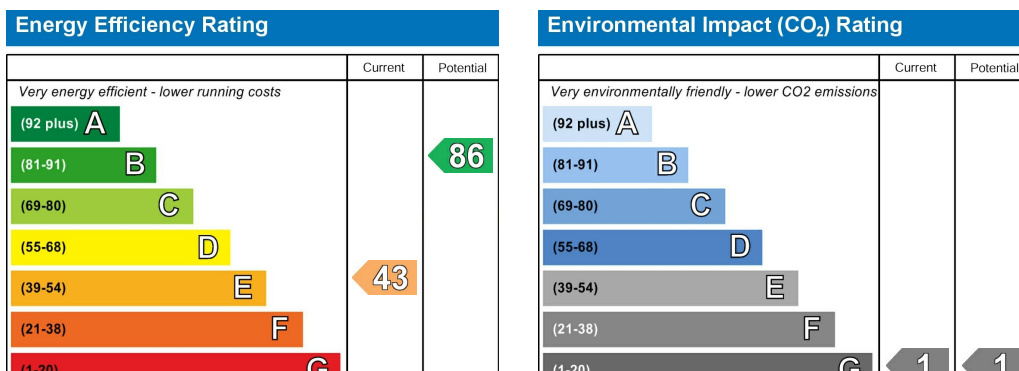
The rear garden is laid to lawn with a raised patio area. Gate leads to rear off road parking accessed via rear lane.



## Services

We are advised that all mains are connected.





**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.