

# 27 Maes Y Capel, Pembrey, Burry Port, Carmarthenshire, SA16 0EG



**Offers in the region of £129,995**



The house is located in a well established development in Pembrey on the Carmarthenshire coast, the house is an end of terrace two bedroom with parking to the drive at the side and good size rear enclosed garden. A brand new boiler has just been installed. Living space offers, hall, living dining room and kitchen to ground floor, with the two bedrooms and bathroom on the first floor. The handy A484 coastal road is close by, and the seven miles of beach at Pembrey Country Park a short drive. Pembrey proves a sought after area. Solar panels are leasehold and further details can be supplied.

THIS PROPERTY IS AVAILABLE FOR VIEWING.

**Mallard**  
chartered surveyors • estate agents • lettings

Proudly supporting  
*maggie's*



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: [llanelli@mallard-properties.co.uk](mailto:llanelli@mallard-properties.co.uk)

[www.mallard-properties.co.uk](http://www.mallard-properties.co.uk)

Also at Ammanford, Tel: 01269 597949 E: [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)

## Entrance Hall

Stairs to first floor, laminate flooring, wall mounted consumer unit, part glazed front door.

## Living Dining Room

**16'7 x 8'8(11'8) (5.05m x 2.64m(3.56m))**

Window facing front, carpet, two radiators, fireplace with electric fire, dado, coving.



## Kitchen

**11'8 x 7'7 (3.56m x 2.31m)**

Range of base and wall units, worktop housing sink, four ring gas hob, built in oven, space for fridge freezer and washing machine, vinyl flooring, window facing rear, door to rear part glazed, wall mounted new boiler installed November 2020.



## First floor

### Landing

Carpet, loft access.

### Bedroom 1

**13'7(11'7) x 8'8(9'7) (4.14m(3.53m) x 2.64m(2.92m))**

Window facing front, carpet, radiator, double built in wardrobes.



## **Bedroom 2**

**10'8 x 6'6 (3.25m x 1.98m)**

Window facing rear, single wardrobe, laminate flooring, radiator.



## **Bathroom**

**7'6 x 4'9 (2.29m x 1.45m)**

Three piece suite, bath with shower over, W.C., wash hand basin, vinyl flooring, part tiled, window facing rear, radiator.



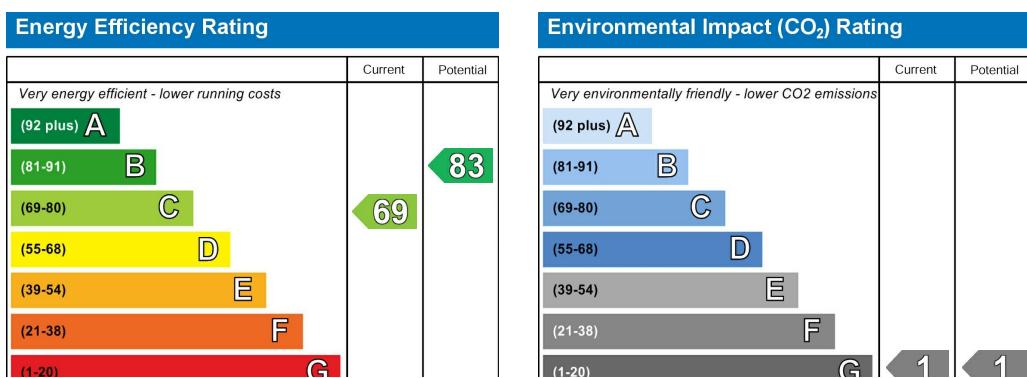
## **Externally**

Front lawned garden, driveway for two cars, side gate and fenced boundary, laid largely to lawn and patio area close to house. Please note the solar panels are leasehold and further details can be supplied at request.



## **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**

#### **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.