

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band B

HEATING: Gas

ref: CPF / LSM / 09/25 OK

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

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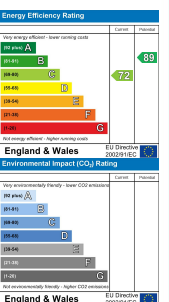


## 14 Clos Y Dderwen, Pembrey, Burry Port, Carmarthenshire, SA16 0LE

- MID TERRACE HOUSE
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- CLOSE TO BEACHES AT BURRY PORT AND CEFN SIDAN
- HEATING - GAS
- DRIVEWAY
- CUL DE SAC LOCATION
- REAR GARDEN
- CLOSE TO AMENITIES
- EPC - C

**Offers In Excess Of £150,000**

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**The Agent that goes the Extra Mile**





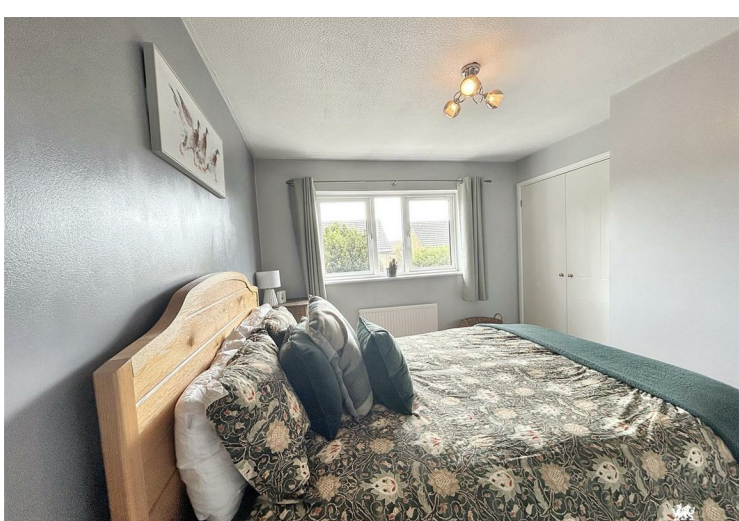
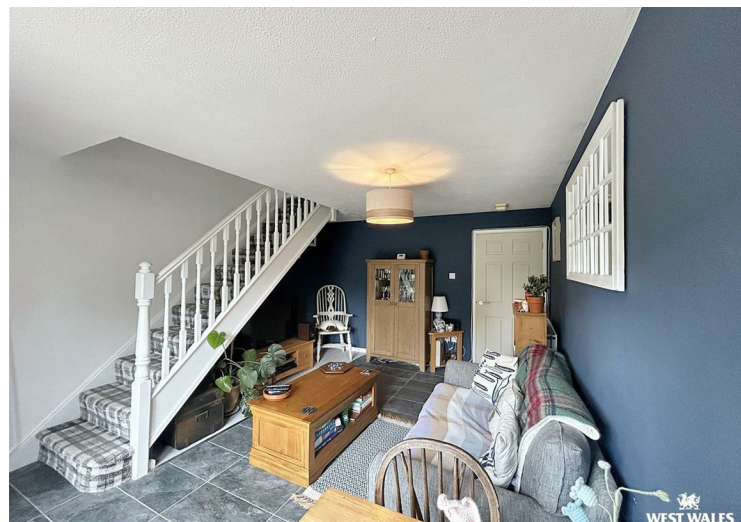
Tucked away in a cul-de-sac, this delightful two-bedroom mid-terraced property offers the perfect balance of comfort, convenience, and charm. Ideally located close to local shops, schools, and everyday amenities, it provides a welcoming retreat while keeping everything you need within easy reach.

The home benefits from its own driveway, an additional allocated parking space, and a private rear garden—ideal for relaxing or entertaining. Inside, the property is well-presented throughout, offering a bright and inviting living space that's ready to move into. The ground floor features a welcoming hallway, a modern kitchen, and a lounge/diner with direct access to the garden. Upstairs, you'll find two double bedrooms and a stylish bathroom, making it a practical yet cosy home.

Perfect for first-time buyers, this property is also an attractive investment opportunity thanks to its sought-after location and excellent transport links. Llanelli town is just a short drive away, while the stunning Pembrey Country Park and its expansive Cefn Sidan beach offer endless opportunities for outdoor adventures, from walking and cycling to water sports.

The surrounding area also boasts a fascinating heritage, with its historic ties to the port and its role as a munitions site during both World Wars.

With its combination of modern comfort, outdoor space, and superb location, this property is one not to be missed.



## DIRECTIONS

Start at Dark Gate in Carmarthen and head west toward Heol Y Felin/Mill Street. Continue onto Lammas Street, then turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, and at the next roundabout, take the first exit onto the A40. Continue to Pensarn Roundabout and take the third exit onto the A484 toward Llanelli. Stay on the A484, following the roundabouts and taking the exits as needed: third exit at the first roundabout, second exit at the next, then first exit at both the 9.2-mile and 10.7-mile roundabouts. After about 14 miles, turn right onto Maes-Y-Capel, then left onto Clos-Y-Dderwen. Your destination, 14 Clos-Y-Dderwen, Pembrey, Burry Port, will be on the right. What three words: overused reactions tables

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