

Floor 1 Building 1

Floor 2 Building 1

Floor 1 Building 2

Approximate total area⁽¹⁾
1620.38 ft²
150.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

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.
TAX: Band 'D'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take-on RLM/SC/0323/OK

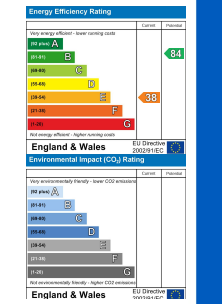
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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



62 Gwscwm Road, Pembrey, Carmarthenshire, SA16 0YU

- Semi-detached Three Bedroom Property
- Modern Kitchen/Breakfast Room
- Downstairs & Upstairs Shower Rooms & Cloakroom
- Popular Coastal Location
- Chain-free!
- Separate Two Bedroom Annex both with En-suite Shower Rooms
- Spacious Plot Measuring 0.30 Acre
- Ideal B&B/Holiday Let Potential
- Gas Central Heating
- EPC RATING F



£329,000

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





*****3 POTENTIALLY 4 BED SEMI-DETACHED WITH 2 EN-SUITE BEDROOM ANNEX***** A great opportunity has made an appearance with us here at West Wales Properties and comes to us in a form of an amazing property bundle. The current vendor have been running this as a very successful B & B for over 25 years but now it's time for them to wind down, making this CHAIN-FREE and ready to go! Sitting on a very generous plot of 0.30 acres is a stone-fronted traditional main house that incorporates two / three reception rooms and three / four bedrooms. Then we have a separate annex with two bedrooms and two shower rooms. So whether your thoughts are to use it as a dual-family residence, a home with separate office space or to continue with the B & B if you fancy giving it a go then we do encourage everyone to get in touch on 01554 759655. EPC RATING F.

Accommodation comprises of : Hallway, cloakroom, storage room, lounge, dining room, snug/dining room, kitchen/breakfast/diner, study, utility room, downstairs shower room, three bedrooms and shower room. Annex with two bedrooms and two shower rooms. A good-sized plot which measures 0.30 acres with a driveway offering ample parking for an array of vehicles, and spacious patio and lawn areas all SOUTH-FACING!

Pembrey is a small coastal village situated 6 miles west of Llanelli and nestled in-between Burry Port and Kidwelly. The village itself offers an array of history dating back prior to the BC period but is now more famous for Pembrey Country Park- with its miles of sandy beach and the Pembrey Motor-circuit. The village has a local primary school and a handful of local amenities with bus routes.



KEY INFORMATION

Tenure: Freehold Council Tax: D. Traditional Construction. Main utilities connected—gas central heating. Broadband: Ultrafast available in this area (upload Mbps 1000 download 220Mbps). Mobile coverage Indoor is good for major providers apart from Vodafone; outdoor coverage is good for all major providers. Off-road parking for at least six vehicles. The property is a coal mining area; a mining report is recommended.

SHOWER ROOM

8'0" x 4'11" (2.44 x 1.51)

FIRST FLOOR-LANDING

SHOWER ROOM

6'8" (max) x 5'7" (max) (2.05 (max) x 1.71 (max))

HALLWAY

CLOAKROOM

2'9" x 5'6" (0.84 x 1.70)

STORAGE ROOM

5'5" x 5'10" (1.67 x 1.79)

LOUNGE

9'10" x 11'10" (3.01 x 3.62)

DINING ROOM

13'11" x 11'10" (4.25 x 3.62)

SNUG/DINING ROOM

10'3" x 8'10" (3.13 x 2.70)

KITCHEN/BREAKFAST/DINER

13'1" (max) x 14'3" (max) (4.00 (max) x 4.36 (max))

INNER HALLWAY

2'7" x 3'8" (0.81 x 1.12)

OFFICE/STUDY

10'4" (max) x 5'5" (max) (3.16 (max) x 1.66 (max))

UTILITY ROOM

8'1" x 6'8" (2.47 x 2.05)

BEDROOM 1

13'10" x 12'1" (4.22 x 3.69)

BEDROOM 2

9'10" (max) x 11'9" (max) (3.00 (max) x 3.60 (max))

BEDROOM 3

9'1" (max) x 8'9" (max) (2.77 (max) x 2.69 (max))

ANNEX

HALLWAY

BEDROOM 2

9'10" x 11'9" (3.00 x 3.60)

SHOWER ROOM 2

5'0" (max) x 6'2" (max) (1.54 (max) x 1.88 (max))

INTERCONNECTING DOOR THROUGH:

BEDROOM 1

7'6" x 12'7" (2.29 x 3.86)

SHOWER ROOM 1

5'3" (max) x 6'2" (max) (1.61 (max) x 1.89 (max))



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.