

Approximate total area⁽¹⁾
967.35 ft²
89.87 m²

Reduced headroom
1.69 ft²
0.16 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

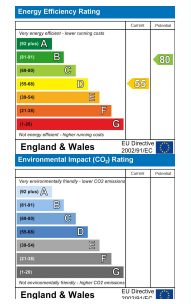
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



66 Danlan Road, Pembrey, Carmarthenshire, SA16 0UL

- Semi-detached Traditional Property
- Three Reception Rooms
- Three Bedrooms
- Cloakroom & Upstairs Family Bathroom
- Ample Parking For An Array Of Vehicles
- Spacious Rear Garden
- Well-presented Throughout
- Sought After Village Location
- EPC RATING D. COUNCIL TAX BAND C.



£210,000

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



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

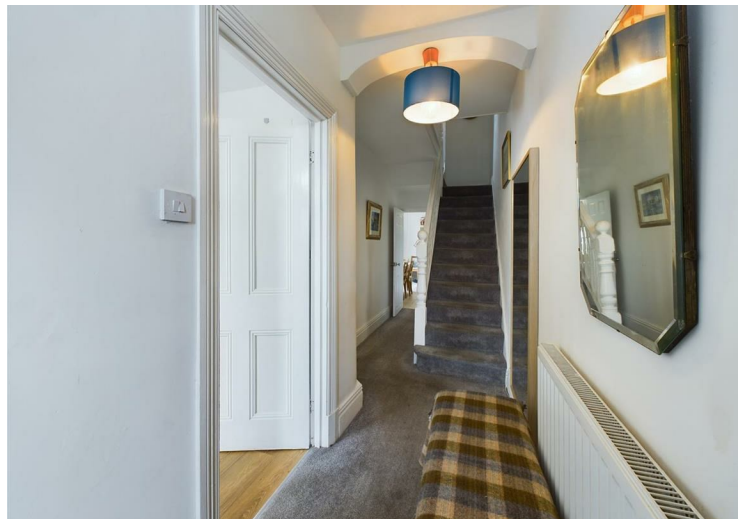
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, gas, electric and sewerage. We have not checked or tested any of the services or appliances at the property.
TAX: C

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

Take on AKF/SC/0424/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



Cleverly situated and set back off the main road in the well-loved coastal village of Pembrey we have for sale this THREE bedroom, semi-detached traditional property ready to welcome all viewers. Well-presented both internally as well as externally this property could be a family favourite, especially now the village has benefitted from a new primary school and an advantage of picking up the Millennium Coastal path a few meters away from your doorstep. Boasting three reception rooms, downstairs cloakroom an upstairs family bathroom, ample parking and a spacious garden! Viewing is highly recommend to appreciate the size, location and presentation, call today on 01554 759655. EPC RATING D.

Accommodation comprises: Hallway, lounge, sitting room, dining room, kitchen, cloakroom, upstairs family bathroom, three bedrooms. Externally, open-aspect frontage with parking to the side. To the rear, a spacious enclosed garden mainly laid to level lawn with two seating areas and additional parking.

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, dry ski slope and the Pembrey Motor-circuit. The village has a brand new primary school and a handful of local amenities with bus routes.



..AGENTS VIEWING NOTES

KEY INFORMATION Broadband availability: Basic (7 Mbps), Superfast (80 Mbps), and Ultrafast (1000 Mbps). All mobile networks are available. Easement on title-right of light and air for adjoining neighbours, right-of-way at all times with or without vehicles. Private road where each neighbour looks after the part of the road outside their own property. From the information currently available to the Coal Authority, a mining report is recommended for this property

HALLWAY

LOUNGE

11'4" x 9'7" (3.46 x 2.93)

SITTING ROOM

11'6" (max) x 10'6" (max) (3.53 (max) x 3.22 (max))

DINING ROOM

14'4" (max) x 8'9" (max) (4.37 (max) x 2.67 (max))

CLOAKROOM

4'7" x 2'1" (1.42 x 0.65)

KITCHEN

9'8" x 6'11" (2.95 x 2.11)

LANDING

BATHROOM

9'8" x 9'7" (2.97 x 2.93)

BEDROOM 1

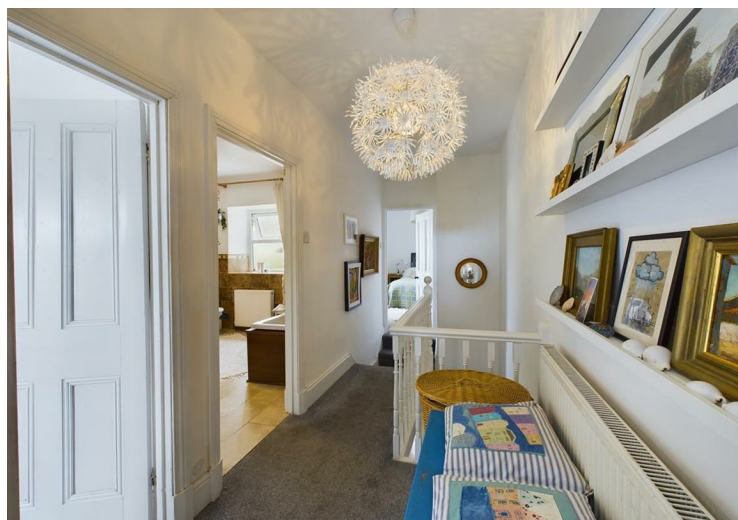
14'8" (max) x 8'10" (max) (4.48 (max) x 2.70 (max))

BEDROOM 2

11'8" (max) x 8'9" (max) (3.56 (max) x 2.69 (max))

BEDROOM 3

9'8" x 9'7" (2.97 x 2.93)



DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow until you pass CK's supermarket on your right, continue on the road until you see the "Pembrey" driving passed a newly opened coffee shop on your left taking you onto "Danlan Road", opposite the car garage turn right and take a left straight away and follow the road all the way to the end. The property is situated on the right, number 66.

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