



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, electric, gas and sewerage. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0924/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



### Pantycelyn, 36 Danlan Road, Pembrey, Burry Port, Carmarthenshire, SA16

• **Semi-detached, Traditional Property**

• **Upstairs Family Bathroom & Downstairs Cloakroom**

• **Tiered Rear Enclosed Garden**

• **Chain-free**

• **EPC RATING C/COUNCIL TAX BAND C**

• **Three Bedrooms**

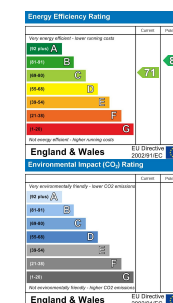
• **Sun-room**

• **Village Location Close to Popular Coastal Amenities**

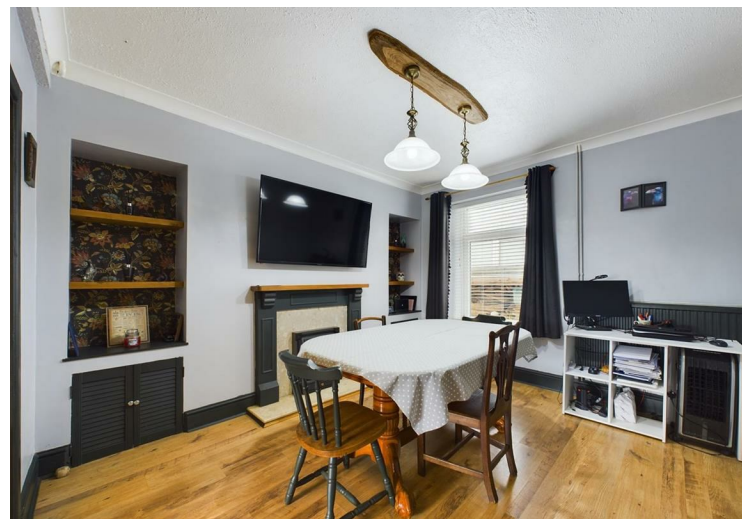
• **Viewing Highly Recommended**

**£200,000**

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







Situated in the heart of Pembrey, we have this traditionally built, three-bedroom, semi-detached house on Danlan Road for sale. Boasting two reception rooms and a spacious family bathroom situated upstairs along with a cloakroom downstairs, this property is a family favourite, being so close to the popular Pembrey Country Park, Burry Port Harbour and Parc Y Bocs, Kidwelly. A spacious tiered garden set over five areas ranging from a patio and a vegetable patch, with the furthest tier being a work in progress. Parking on a no-through road is on-street, but there is plenty of it for everyone. Don't miss the opportunity to make this house your home and create lasting memories in this lovely corner of Pembrey. EPC RATING C.

Accommodation comprises a vestibule, hallway, dining area, lounge area, spacious kitchen, sunroom, cloakroom, utility, landing, family bathroom, and three bedrooms. Externally, there is an enclosed frontage and to the rear a tiered garden consisting of patio/seating areas, a garden with a small pond, a poly-tunnel, and an outbuilding.

Pembrey is a small coastal village 6 miles west of Llanelli, nestled between Burry Port and Kidwelly. The village offers an array of history dating back 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 few local amenities with bus routes.



### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\*Traditionally built. Mains gas, water, electric and sewerage connected. Leased solar panels on roof to the front, 25 year lease which is up in 2036. On-street parking. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- Full Three and O2 coverage, limited EE and Vodaphone coverage. From the information currently available to the Coal Authority, a mining report is recommended for this property. The garden is set over five tiers and the fifth tier is a work in progress. On the title there is an entry which states the right of air and light to neighbouring properties.

### VESTIBULE

### HALLWAY

### DINING AREA

### LOUNGE AREA

### KITCHEN

### SUN-ROOM

### INNER HALLWAY

### CLOAKROOM

### UTILITY ROOM

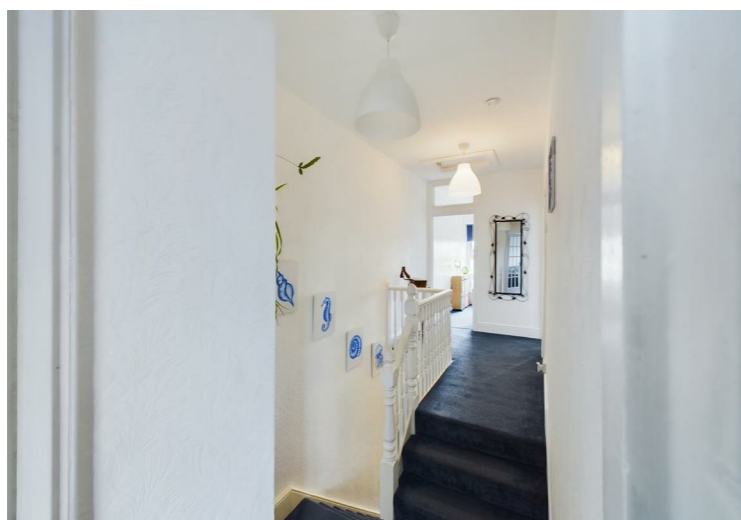
### LANDING

### FAMILY BATHROOM

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3



### 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 another right straight away, follow the road and the property is situated on the left, number 36, Pantycelyn.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.