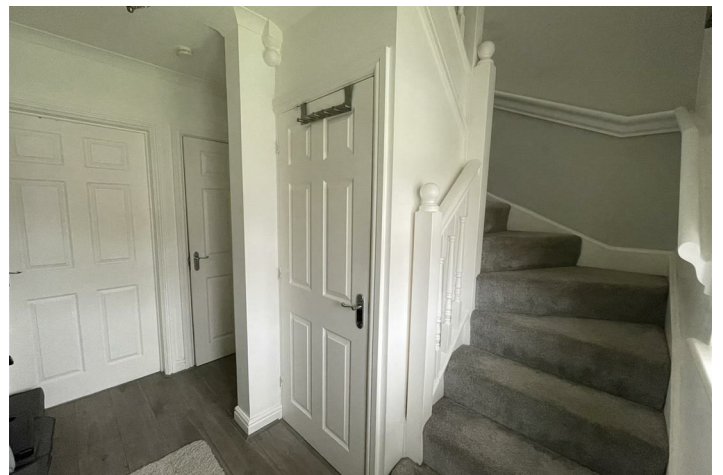




18 Cwrt Lando

Pembrey, Burry Port, SA16 0YE

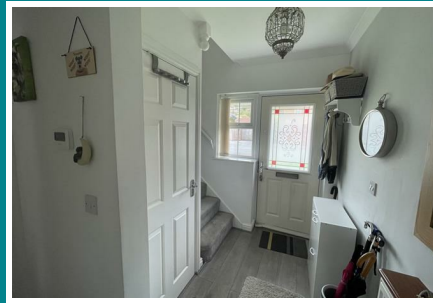
Offers in the region of £274,995



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Front Hallway

Entrance is via a composite door with patterned glass, 1 x uPVC double glazed window to the front with fitted vertical blinds, Laminate flooring, Smooth ceiling with 1 x light fitting, 1 x Smoke alarm, 1 x radiator, 1 x understairs storage cupboard, Doors leading to the kitchen/Diner, Downstairs W.C/Cloakroom and the lounge, Staircase leading to the first floor.

Kitchen/Diner

16'10" x 14'6" (5.15m x 4.44m)

With a range of modern wall and base units with a complimentary worksurface over, Integrated single oven, gas hob with extractor fan and splash back over splash back, Plumbing made ready for a washing machine, Space for a tumble dryer, 1 x uPVC double glazed window to the rear, 1 x double glazed patio doors to the rear, 2 x radiators, Space for a fridge freezer, Space for a dining table and chairs, 1 1/2 bowl Stainless steel sink and drainer unit with a hot and cold mixer tap over, Smooth covered ceiling with 3 x light fitting, Part wall tiles and floor tiles.

Downstairs W.C.

4'9" x 3'2" (1.45m x 0.97m)

Featuring a low level flush cistern, Pedestal wash hand basin, Smooth ceiling with 1 x light fitting, Vinyl flooring, 1 x radiator, Part wall tiles, Extractor fan.

Lounge

16'9" x 9'7" (5.12m x 2.94m)

Laminate flooring, uPVC double glazed patio doors to the rear, 1 x uPVC double glazed window to the front, 2 x radiators, Smooth ceiling with 2 x light fittings.

Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the front with fitted vertical blinds, integrated storage cupboard housing the wall mounted gas boiler, 1 x radiator, smooth covered ceiling with 1 x light fitting, 1 x smoke alarm and attic hatch. Doors leading to bedrooms 1-3 and family bathroom.

Bedroom 1 with En-suite

12'11" x 8'4" (3.95m x 2.55m)

Double bedroom with laid carpet, 1 x uPVC double glazed window to the front, 1 x radiator. smooth covered ceiling with 1 x light fitting, fitted cupboard.

Ensuite

8'3" x 3'1" (2.54m x 0.94m)

Featuring an enclosed shower, low level flush cistern, pedestal wash hand basin, 1 x uPVC double glazed window with obscured glass, part wall tiles, vinyl flooring, 1 x radiator, smooth ceiling with 1 x light fitting and extractor fan.

Bedroom 2

9'7" x 8'11" (2.94m x 2.74m)

Double bedroom with laid carpet, 1 x uPVC double glazed window to the rear, 1 x radiator. smooth covered ceiling with 1 x light fitting, fitted storage area.

Bedroom 3

11'6" x 7'2" (3.52m x 2.19m)

1 x uPVC double glazed window to the front, Laid carpet, 1 x radiator. smooth covered ceiling with 1 x light fitting, fitted storage compartment.

Family Bathroom

5'5" x 4'8" (1.67m x 1.44m)

Featuring a panelled bath, low level flush cistern, pedestal wash hand basin, part wall tiles, vinyl flooring, 1 x uPVC double glazed window with obscured glass, smooth ceiling with 1 x light fitting and extractor fan, 1 x radiator.

Garage

Up and over door, light and electric supply.

Externally

Externally and to the front there is a driveway and garage providing off road parking for 3-4 vehicles, to the side of the property there is a parcel of land which provides an opportunity to extend the property/garage (subject to planning permissions), there is also side access which leads to the rear of the property. The rear garden is laid mainly to lawn and also a large patio area where occupiers may enjoy many hours of sunshine in a quiet surrounding.

Disclaimer

Disclaimer general information

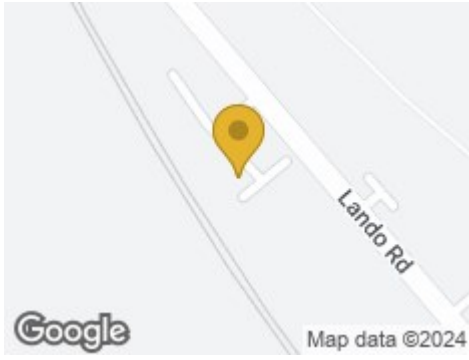
Services: Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map

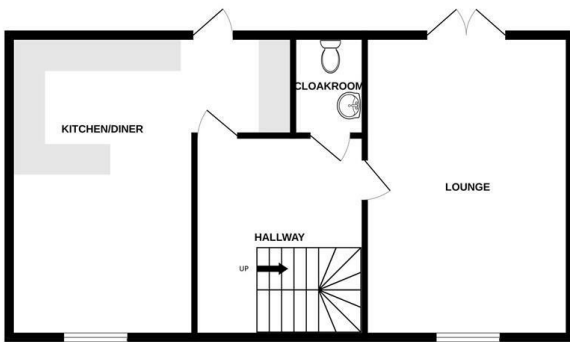


Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR

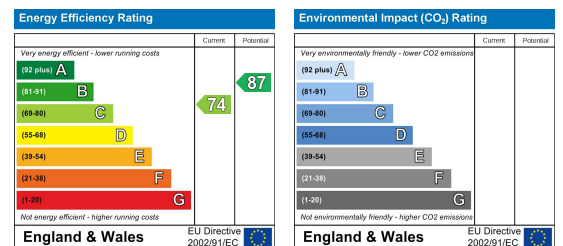


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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