



Stepaside The Links, Pembrey, SA16 0HT

£275,000

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**Davies**  
CRADDOCK

We are delighted to present for sale this great opportunity to purchase this unique three bedroom detached bungalow set in the sought after location of The Links, Pembrey.

" Stepside " is set within the impressive grounds of Ashburnham Golf Course with easy access to all local amenities also with good links to Pembrey Country Park and the Millennium Coastal Path , Burry Port and its impressive harbour close for convenience. Viewings are strictly by appointment only!

Briefly comprising:

### Entrance

Door into:

### Hallway

Window to side, tiled flooring, storage cupboard, radiator.

### Lounge

28'8" x 12'3" approx (8.74 x 3.74 approx)

Windows and door to side opening into conservatory, wooden flooring, radiator.

### Conservatory

18'3" x 8'10" approx (5.57 x 2.71 approx)

Door to fore, tiled flooring, radiator.

### Study Area

12'7" x 6'10" approx (3.86 x 2.10 approx)

Windows to rear, storage cupboards, radiator.

### Bedroom One

12'7" x 11'10" approx (3.84 x 3.61 approx)

Windows to fore and side, radiator.

### Bedroom Two

12'8" x 6'11" approx (3.88 x 2.11 approx)

Two windows to rear, wooden flooring, radiator.





### Hallway/ First Floor

Double doors and windows to fore and side, wooden flooring, stairs to third bedroom, radiator.

### Bedroom Three

15'5" x 11'9" approx (4.72 x 3.59 approx)  
Window to side, storage cupboards housing boiler, radiator.

### Lounge/Dining

17'3" x 11'10" approx (5.27 x 3.62 approx)

Windows to fore, side and rear, feature log burner, radiator.

### Kitchen

15'7" x 11'4" approx (4.75 x 3.46 approx)  
Windows to fore and side, tiled flooring, wall and base units with worktop over, integrated fridge and washing machine, gas hob with extractor hood over, double oven, sink and drainer with mixer tap, radiator.

### Inner Hall

Door to rear, tiled flooring, radiator.

### Cloakroom

Window to rear, tiled flooring, W/C, wash hand basin, radiator.

### Shower Room

6'8" x 5'10" approx (2.04 x 1.79 approx)  
Window to rear, tiled flooring, partly tiled walls, W/c, wash hand basin, shower cubicle, radiator.

### Externally

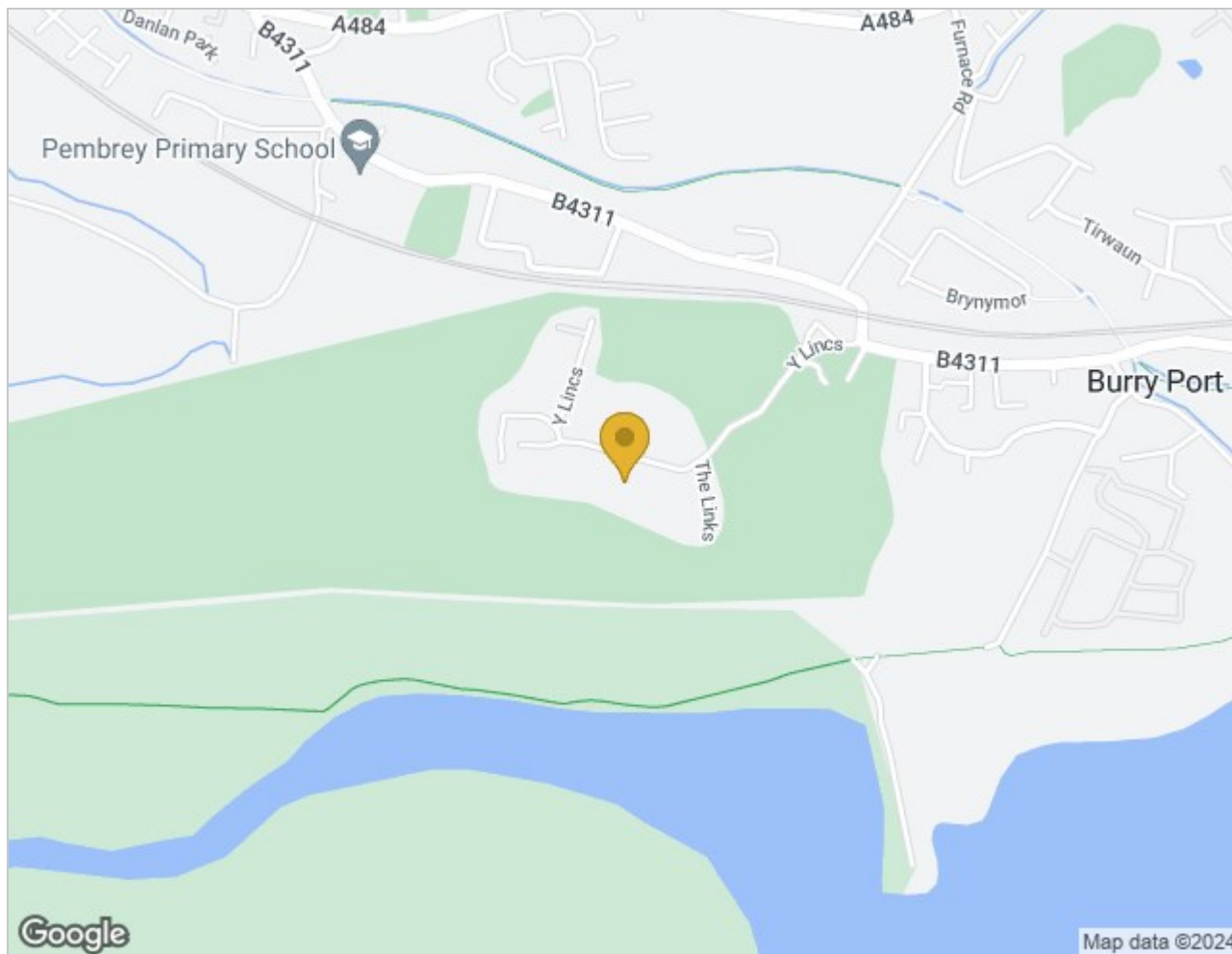
Enclosed garden mainly laid to lawn with mature trees and shrubs, paved patio area to rear, driveway leading to garage.

### Garage

Detached garage ( not inspected)



To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Freehold
- Detached Bungalow
- EPC - G
- Approx 171 m2
- Council Tax Band - F
- No Chain
- Unique Property
- Sought Afer Location
- Three Bedrooms
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		30
(1-20) <b>G</b>	5	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

