



6 Cwrt Lando, Burry Port, SA16 0YE

£285,000

4 3 1 C





Davies Craddock Estates are pleased to present For Sale this Four Bedroom Detached property situated in the small coastal village of Pembrey.

Pembrey is six miles west of Llanelli and nestled between Burry Port and Kidwelly. The town offers an array of history 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 several shops and amenities with near by bus routes.

The property is well presented both internally and externally with early viewing essential to see what this property has to offer.

The property comprises of;

**Entrance**

Door into:

**Lounge**

14'6" x 13'6" approx (4.44 x 4.13 approx)  
Window to fore, stairs to first floor, radiator, opening into:

**Kitchen/Diner**

16'10" x 9'3" approx (5.15 x 2.82 approx)  
Window and French door to rear, wall and base units with worktop over, gas hob and electric oven with extractor hood over, integrated dishwasher, sink and drainer with mixer tap, space for fridge freezer, partly tiled floors, radiator.







### Utility Room

6'2" x 5'6" approx (1.89 x 1.70 approx)  
Door to rear, tiled flooring, wall and base units with worktop over, space for washing machine and tumble dryer, wall mounted boiler, door into:

### Cloakroom

Tiled flooring, W/C wash hand basin set in vanity unit, radiator.

### First Floor Landing

Loft access, storage cupboard, radiator.

### Master Bedroom

13'1" x 10'1" approx (4.01 x 3.09 approx)  
Window to fore, built in wardrobe, radiator, door into:

### Ensuite

Window to side, vinyl flooring, partly tiled walls, W/C, wash hand basin set in vanity unit, shower enclosure, radiator.

### Bedroom Two

11'5" x 8'10" approx (3.50 x 2.70 approx)  
Window to rear, radiator.

### Bedroom Three

13'1" x 8'7" approx (4.00 x 2.63 approx)  
Window to fore, radiator.

### Bedroom Four

10'8" x 6'5" approx (3.26 x 1.98 approx)  
Window to rear, radiator.

### Bathroom

6'6" x 5'6" approx (2.00 x 1.69 approx)  
Window to side, vinyl flooring, fully tiled walls, W/C, wash hand basin set in vanity unit, bath, radiator.

### Externally


Off road parking to fore, garage(not inspected).  
Enclosed rear garden mainly laid to lawn with mature shrubs, paved patio area.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached House
- Four Bedrooms
- Kitchen Diner
- Lounge
- Garage
- Mains Gas, Electric and Drainage
- Freehold
- Council Tax-D (Aug 24')
- EPC-C
- Approx. 90m2

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>88</b> |
| (81-91) <b>B</b>                            | <b>77</b>   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 fittings 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.