



25 Cwrt Lando, Burry Port, SA16 0YE

£200,000

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Davies Craddock Estates are pleased to present For Sale this three bedroom semi-detached property situated in the cul-de-sac of Cwrt Lando, 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 throughout and offers a cloakroom, kitchen and spacious living room on the ground floor with three bedrooms with master en-suite and family bathroom on the first floor. Externally, there is a drive way for offroad parking with side access to rear enclosed garden.

Early viewing is essential to see what this property has to offer further comprising :

Entrance

Door into;

Hallway

Tiled flooring, radiator, stairs to first floor.

Cloakroom

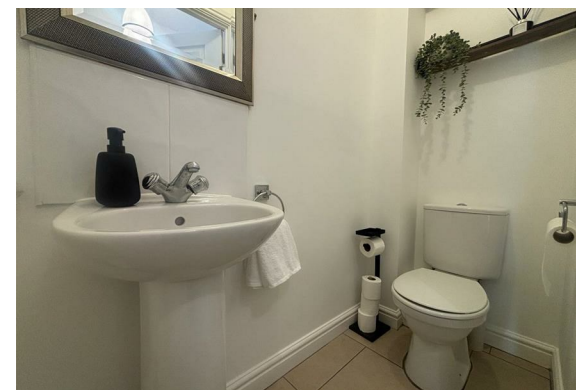
282'1" x 6'3" apporox. (086 x 1.91 apporox.)

Fitted with W/C, hand wash basin, extractor fan, electric fuse box, tiled flooring.

Kitchen

7'4" x 10'9" approx. (2.26 x 3.30 approx.)

Fitted with wall & base units with worktop over, oven and gas hob with extractor hood over, sink & drainer with mixer tap, space for washing machine and fridge freezer, Tiled flooring, window to front.





Living Room

15'3" x 16'5" (max) approx. (4.65 x 5.01 (max) approx.)

Storage cupboard, two radiators, double doors leading to garden.

Landing

Loft access, airing cupboard housing heat pump.

Master Bedroom

8'10" x 12'7" approx. (2.70 x 3.84 approx.)

Window to rear, radiator, leading to;

En-suite

4'9" x 6'2" (max) approx. (1.45 x 1.88 (max) approx.)

Fitted with W/C, hand wash basin, enclosed shower, wall mounted mirror, extractor fan, laminate flooring, tiled walls.



Bedroom Two

8'7" x 9'7" approx. (2.62 x 2.94 approx.)

Window to front, radiator.

Bedroom Three

9'0" x 6'0" approx. (2.75 x 1.85 approx.)

Window to rear, radiator.

Bathroom

6'3" x 6'3" approx. (1.91 x 1.93 approx.)

Fitted with W/C, hand wash basin, panelled bath, wall mounted mirror, extractor fan, shaver point, radiator. Window to front, laminate flooring, part tiled walls.



External

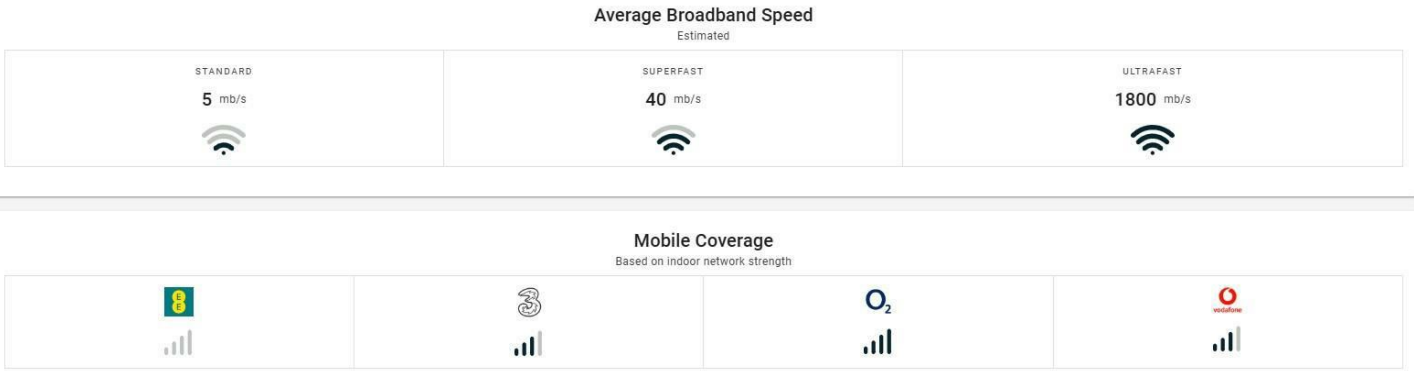
To the front - Driveway leading to gated side pedestrian access to; Rear enclosed garden mostly laid to law with small patio area.

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



- Semi-Detached Property
- Driveway
- Three Bedrooms
- Master En-suite
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Approx 78m2
- Council Tax - C (Feb 25)
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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 firms 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 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.