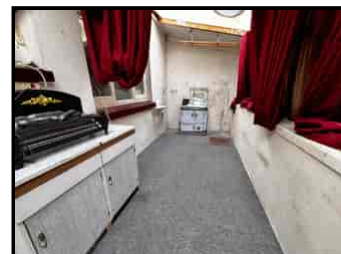


0.75 of an Acre of Grounds, Parking & Garden Area. Detached Bungalow In Need of Renovation & Modernization. Rural Between Pembrey & Kidwelly. Close to The Country Park and Small Airport.



Welwyn, Pembrey, Burry Port, Carmarthenshire. SA16 0JD.

£200,000

R/4973/NT

Lovely rural location with three quarters of an acre of grounds giving the property privacy and open countryside feel. 2 bedroom bungalow in need of renovation and modernization. Offering good potential to re develop or to do up a dream home close the coast and Pembrey Country Park with large sandy beach. LP Gas central heating and double glazing, fruit trees to garden and ample parking area is offered. Situated off the A 484 between Pembrey and Kidwelly.



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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
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Location

The property is situated close to Pembrey and the Country Park which has large sandy beach, enclosed cycle track and dry ski slope along with woodland walks. Small airport nearby. The village offers lovely eateries, shops and mainline train station connecting to London Paddington, championship golf course at Ashburnham and Machynys. The Ancient Township of Kidwelly is 2 miles with castle and excellent day to day facilities. Llanelli Town is 5 miles and Carmarthen Town 13 miles.

Rear Entrance

3.3m x 2.1m (10' 10" x 6' 11")

Rear entrance door and double aspect to rear.

Conservatory

5.9m x 2m (19' 4" x 6' 7")

Rayburn Regent solid fuel range. Window to rear.



Kitchen

3.8m x 2.8m (12' 6" x 9' 2")

Base units with worktop over. Stainless steel sink unit with single drainer. Electric oven extractor fan over. Window to rear reception entrance. Radiator. Plumbing for washing machine. Tongue and Groove to Dado.



Bedroom

3.7m x 3.9m (12' 2" x 12' 10")

Window to rear and radiator.



Living Room

3.6m x 4.1m (11' 10" x 13' 5")

Feature Fireplace with log burner, Double glazed window to front and 2 radiators.



Front Hallway

Doors to

Bedroom

3.86m x 3.44m (12' 8" x 11' 3")

Double glazed window to front. Radiator.



Bathroom

3.8m x 1.8m (12' 6" x 5' 11")

Shower cubicle 1.8 meters long. WC, Pedestal wash hand basin. LPGas boiler.



Externally

Gated drive to large parking and turning area to side and rear. The grounds amount to 0.75 of an acre. Level and triangular in shape wrapping around the property. Fruit trees and bounded to front and rear by mature hedgerow with stream boundary to side.





Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, private drainage and LPG gas central heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: C.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

EPC Rating: F (25)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

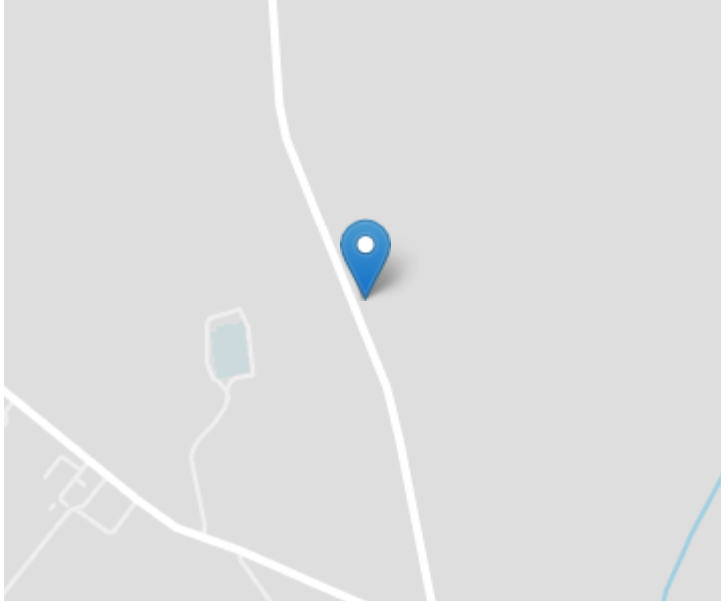
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

Directions : From Carmarthen take the A 484 south towards Llanelli. Through Cwmffrwd, Idola, Llandyfaelog and onto Kidwelly. Carry on the By Pass and turn left off the 2nd roundabout for Pembrey / Llanelli. Pass a left turning for Pinged and the property will be found second entrance on the left hand side. Before the farm animal feed shop and entrance to the airport.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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