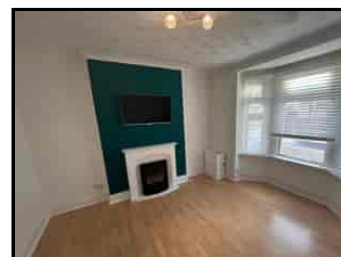


*Beautiful & Spacious Family Home. Ideal For First Purchasers or Second step. Superb Presentation, Lovely Garden & Summer House. Close to Harbor and Beach. Direct Access to Coastal Path.*



105 Ashburnham Road, Pembrey, Burry Port, Carmarthenshire. SA16 0TW.

£200,000

R/4483/NT

What a place to live and call home. Burry Port a coastal village with lovely harbor and beach, eateries and mainline train station. Direct access from the property to the coastal path for lovely long walks and cycle tracks covering Carmarthenshire & beyond. As for the property see that lovely garden with summer house, patio area and palm trees lined to boundary. Spacious accommodation offering a good sized family home being in excellently presented and in good decorative order, two large reception rooms and 3 good sized bedrooms all having double glazing and gas central heating system, early viewing is highly recommended.



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**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
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## Hallway

Entrance Door, Stairs, storage cupboard, radiator. Doors to

## Sitting Room

13' 10" x 12' 0" (4.22m x 3.66m)

Bay window to fore, laminate flooring, feature fireplace with electric fire, radiator. Suitable as Bedroom 4



## Living Room

18' 7" x 12' 5" (5.66m x 3.78m)

Window to rear, laminate flooring, feature brick fireplace with gas fire, radiator. Door to



## Kitchen / Breakfast Room

12' 2" x 11' 3" (3.71m x 3.43m)

Window to rear overlooking the garden, door to side, laminate flooring, wall and base units with worktop over, gas hob and electric oven with extractor fan over, space for washig machine and fridge freezer, sink and drainer with mixer tap, radiator.







## Landing

Doors to

## Bedroom

12' 2" x 12' 2" (3.71m x 3.71m)

Window to fore, laminate flooring, radiator.



## Bedroom 2

11' 7" x 10' 10" (3.53m x 3.30m)

Window to rear overlooking garden, laminate flooring, storage cupboard housing gas boiler which runs the hot water and central heating system, radiator.



## Bedroom 3

8' 7" x 7' 6" (2.62m x 2.29m)

Window to rear, laminate flooring, radiator.



## Bathroom

6' 3" x 6' 0" (1.91m x 1.83m)

Window to fore, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, bath with shower and side screen over, radiator. Recess display shelves.





## Externally

Enclosed rear garden mainly laid to lawn, paved patio area, decking area with summer house, outbuildings, separate WC. There is direct access to the rear of the property to the coastal path which gives access to a warren of cycle paths throughout south / west Wales.



## Summer House

A lovely addition to the house with electric and power. Decked patio area to front.



## Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage, and Gas Central Heating.

## **Tenure and Possession**

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

## **Council Tax**

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 recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## **Location**

If you love your walks or cycling then this is the one. Direct access to the all Wales path with mainly level walk to the harbor and beach. The coastal village also has lovely eateries, 2 championship golf courses at Machynys and Ashburnham, junior school, shops and mainline train station connecting to London Paddington via Swansea, Cardiff & Bristol or west to Tenby and Fishguard. Llanelli Town is 6 miles with shops, secondary schools and eateries. The county and market town of Carmarthen is 14 miles approx. Pembrey Country Park is 2 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks etc. Ffoslas horse racing course is 6 miles approx.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** D (64)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

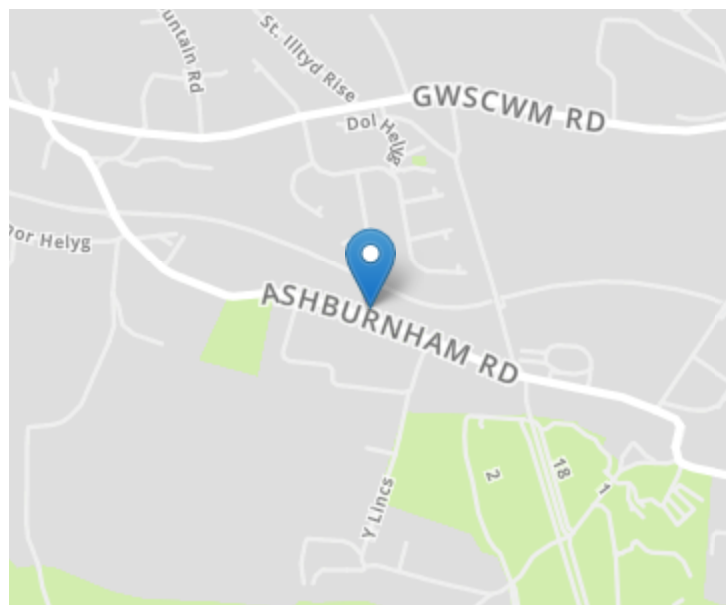
**Any risk of coastal erosion?** No

**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 towards Llanelli & Pembrey Country Park. Travel through Cwmffrwd, Idole and Llandyfaelog and on towards Kidwelly. At the roundabout in Kidwelly travel straight on continue on the by pass and at the next roundabout take the first junction off towards Llanelli. Enter the village of Pembrey and pass the Country Park entrance. Carry on and pass the car sales garage on the right and carry on for 100 Yards and turn right posted Town centre and harbour. Carry on passing the Pembrey Country Inn and school, pass the right turning for Glan Aber and the property will be found after a short distance on the left hand side shown by a Morgan and Davies for sale board.

Services : Mains water, electric, gas and drains. Gas central heating system.

Tenure : We are informed the property is freehold.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

**Carmarthen Office**  
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**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

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