



## 9 Cwrt Lando, Pembrey SA16 0YE

Offers in the region of £149,950

Modern Build Semi Detached Property  
Enclosed Rear Garden  
Off Road Parking To The Side  
Close Proximity to Pembrey County Park  
EPC: TBC

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## DESCRIPTION

This immaculately presented modern semi-detached home was built in 2013. It is, in our opinion, an ideal first time buy or family home. Offering double-glazing and gas central heating throughout, the spacious lounge has double doors opening onto the garden, a kitchen and a cloakroom. To the first floor, there is three bedrooms, an ensuite and a main bathroom. Externally, there is a driveway to the side of the property. The rear garden is private and enclosed. It is made up of a patio and gravelled area with a hard standing at the bottom. Burry Port and Pembrey are increasingly in demand. The harbour and coastal areas offer beaches and access to the coastal path in to Llanelli. The town's proximity allows easy access to both Llanelli and Carmarthen by road and the train station in the centre of Burry Port has regular train services to West Wales and to London Paddington in the East. EER: TBC

## HALLWAY

Enter via door from front, stairs to first floor, laminate flooring, radiator, coved ceiling. Doors to:

## KITCHEN

10'06 x 8'06 (3.20m x 2.59m)

Double glazed window to front, fitted with a range of wall and base units with a worktop over, a stainless steel sink and drainer, a built in electric oven, four ring electric hob with a stainless steel splashback

and extractor hood over. There is a space for a washing machine and fridge freezer. The kitchen has tiled flooring, part tiled walls and a radiator.

## LOUNGE/DINER

16'04 x 11'10 (4.98m x 3.61m)

Double glazed patio doors to rear garden, understairs storage, carpet, two radiator, coved ceiling.

## CLOAKROOM

White WC and pedestal hand wash basin, laminate flooring and a radiator.

## LANDING

Storage cupboard with a radiator and shelving, carpet, radiator, coved ceiling and an access to the loft. Doors to:

## BATHROOM

Frosted double glazed window to front, fitted with a white suite comprising a WC, pedestal hand wash basin and a bath, carpet, radiator, part tiled walls.

## BEDROOM TWO

9'05 x 8'06 (2.87m x 2.59m)

Double glazed window to front, carpet, radiator, coved ceiling.

## BEDROOM ONE

12'00 x 8'06 (3.66m x 2.59m)

Double glazed window to rear, carpet, radiator, coved ceiling. Door to:

## ENSUITE SHOWER ROOM

Fitted with a white WC and pedestal hand wash basin, a shower cubicle, vinyl flooring, radiator and part tiled walls.

## BEDROOM THREE

8'10 x 6'01 (2.69m x 1.85m)

Double glazed window to rear, carpet, radiator.

## EXTERNALLY

Externally, there is a driveway to the side of the property. The rear garden is private and enclosed. It is made up of a patio and gravelled area with a hard standing at the bottom.

## SERVICES

We are advised that all services are connected.

## VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail [llanelli@johnfrancis.co.uk](mailto:llanelli@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

Proceed from Llanelli onto the coast road following the signs for Burry Port and Pembrey. Continue through Burry Port and Pembrey proceeding into Landore Road and just after the turning left for the country park continue and turn left into the development. Proceed along and at the "T" junction turn right where the property will be located on the left-hand side.