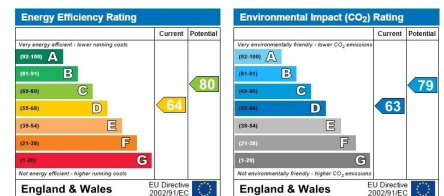




41 Maenor Helyg, Pembrey, Burry Port SA16 0TU

Offers in the region of £210,000

Detached Bungalow With Garage
Low Maintenance Grounds
Modern Kitchen & Bathroom
Coastal Town Location
EPC: D 64



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MD/WJ/59083/231017

DESCRIPTION

Located on the outskirts of Burry Port is this detached bungalow, offering a good-size lounge and an added conservatory. The property benefits from gas central heating, double glazed windows throughout and a modern kitchen with bi-folding doors opening to conservatory and bathroom. The home benefits from three good size bedrooms and a spacious lounge.

Surrounding the bungalow are low maintenance grounds, a detached garage with a recently-refitted door and a gated driveway.

Pembrey and Burry Port offer a harbour, beaches and Country Park. The town of Burry Port has increased in popularity in the past few years and boasts good road and rail links to West Wales and through to London. Viewing is highly recommended to appreciate all that the town and this property have to offer.

HALLWAY

Entered via double glazed door with side panel to front, wood flooring, radiator, coved ceiling. Door to:

LOUNGE

12'10 plus alcoves x 16'8 (3.91m plus alcoves x Double glazed window to front and side, feature fireplace and hearth, wood flooring, two radiators, coved ceiling. Door to:

BEDROOM ONE

12'5 x 9'8 (3.78m x 2.95m) Double glazed window to side, radiator, wood

flooring.

REAR HALLWAY

Laminate flooring, access to loft via pull down ladder, coved ceiling with spotlights. Door to airing cupboard housing boiler, radiator and shelving.

KITCHEN

13'2 x 9'11 (4.01m x 3.02m) Fitted with a range of wall and base units, stainless steel sink and drainer, built-in cooker and 4 ring hob with extractor over, built-in fridge and dishwasher, washing machine/dryer. Double glazed window to side, tiled floor, radiator, Bi-folding door to:

CONSERVATORY

9'5 x 9'2 (2.87m x 2.79m) Double glazed windows and French doors, glazed ceiling, tiled floor.

BEDROOM TWO

10'8 x 9'10 (3.25m x 3.00m) Double glazed window to rear, laminate flooring, radiator, coved ceiling.

BEDROOM THREE

12'3/9'10 x 8'11 (3.73m x 2.72m) Double glazed window to side, laminate flooring, radiator, coved ceiling.

BATHROOM

Suite comprising WC, pedestal wash hand basin, bath, walk-in shower. Heated towel rail and radiator. Frosted double glazed window to side, tiled floor and walls, coved ceiling with spotlights.

EXTERNALLY

To the front and side of the property is a paved and gravelled garden. Driveway providing parking for approximately one car and access to the DETACHED

GARAGE. Side access around the property leads to the rear garden which is laid to patio and gravel.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail 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

From our Llanelli office-SA15 1AQ, turn right on to Station Rd. Merge in to the left lane. At the main Gelli On traffic lights, stay left and follow West End on to Pembrey Rd. At the Sandy roundabout, take the third exit. Continue on this road until the Lighthouse roundabout and take the second exit on to Colby Rd. Continue along. On reaching the church at Randall Square, turn left and left again. Take the next right, just before the primary school, in to Maenor Helyg. Continue along where the property will be located on the left, as advertised by our For Sale board.