31 Ashburnham Road

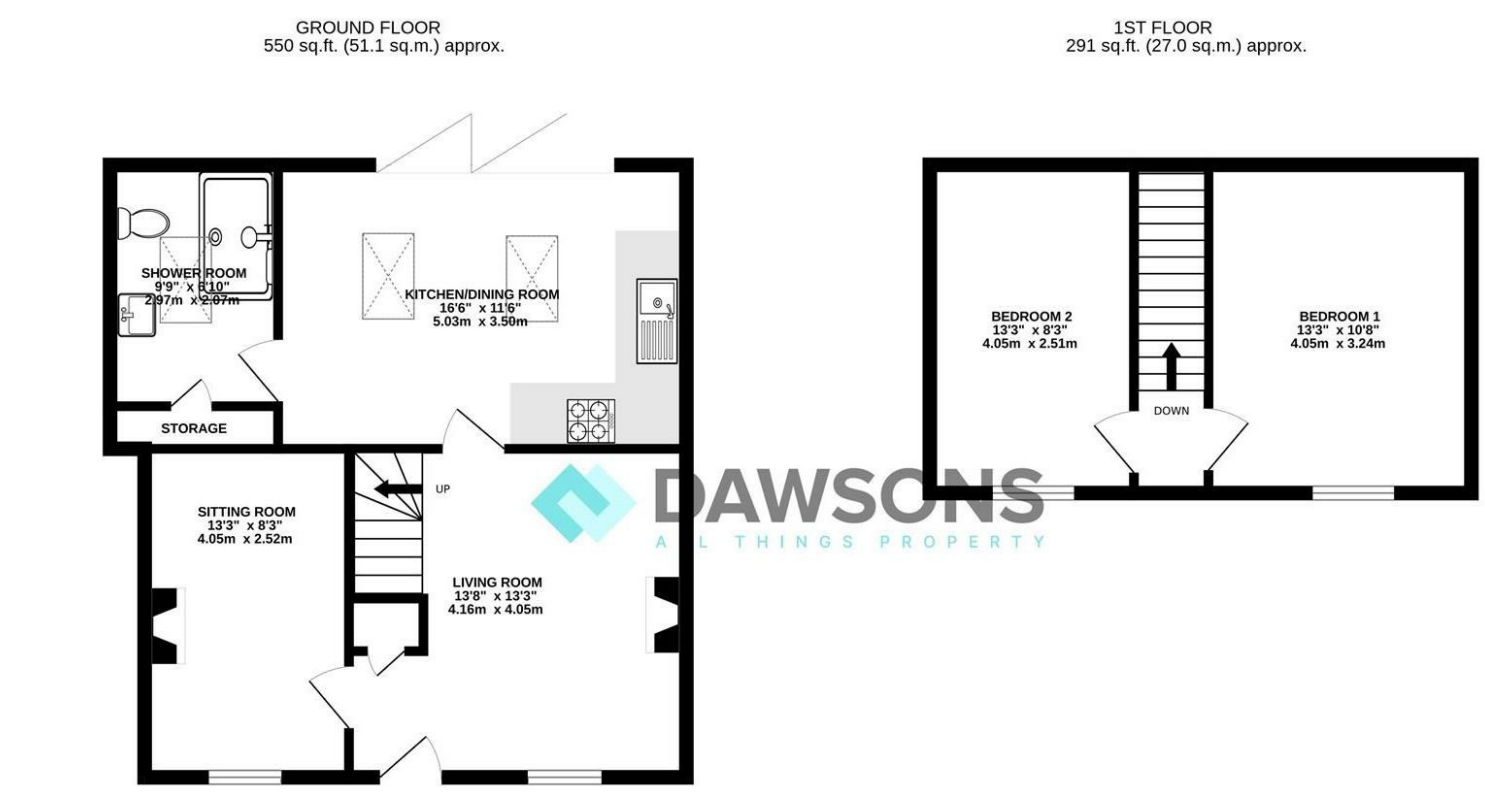
Pembrey, Burry Port, SA16 0TP

Offers Around £230,000

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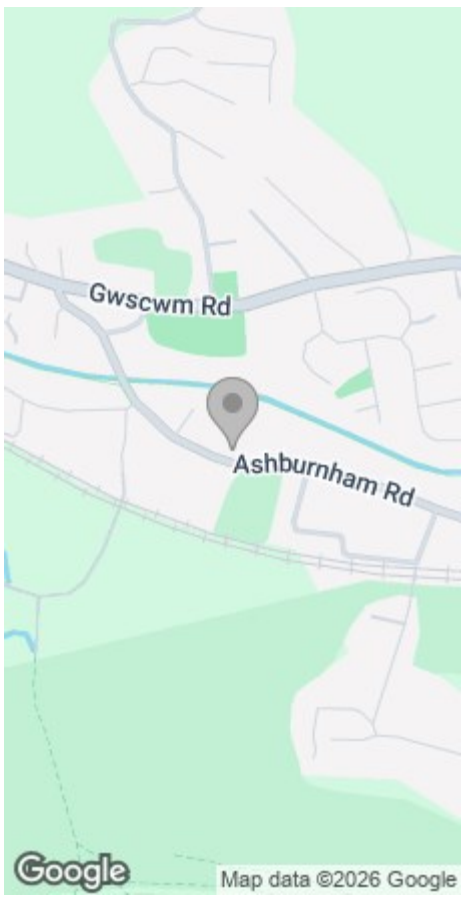
FLOOR PLAN



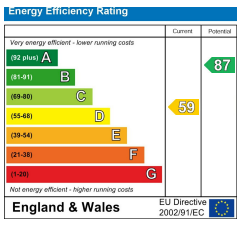
TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Sitting on Ashburnham Road in the charming village of Pembrey, Burry Port, this delightful semi-detached cottage offers a perfect blend of contemporary style and traditional charm. The property is ideally situated in a popular location, just a stone's throw from the stunning coast and the picturesque country park, making it an excellent choice for those who appreciate the beauty of nature.
Upon entering, you are welcomed by an inviting hallway that leads to two lovely reception rooms. The sitting room and lounge provide ample space for relaxation and entertaining, while the re-modelled and re-fitted open plan kitchen/dining/sitting room is a true highlight, designed for modern living and family gatherings. The contemporary shower room has also been thoughtfully updated, ensuring comfort and convenience.
The first floor boasts two generously sized double bedrooms, perfect for restful nights and personal retreats. Outside, the property features a front forecourt and a level rear garden, which is a good size for keen gardeners to cultivate their green thumbs. Notably, planning permission has been approved for an annexe to be built in the rear garden, offering an ideal opportunity for a home office or additional storage space.
This property is a rare find, combining modern amenities with the charm of a traditional cottage in a sought-after location. Viewing is essential to fully appreciate all that this home has to offer. Don't miss the chance to make this lovely cottage your own.







FULL DESCRIPTION

Ground Floor

Entrance

Living Room
13'7" x 13'3" (4.16m x 4.05m)

Sitting Room
13'3" x 8'3" (4.05m x 2.52m)

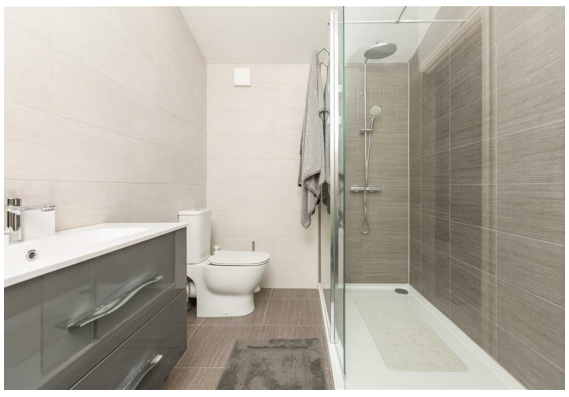
Kitchen/Dining Room
16'6" x 11'5" (5.03m x 3.50m)

Shower Room
9'8" x 6'9" (2.97m x 2.07m)

First Floor

Landing

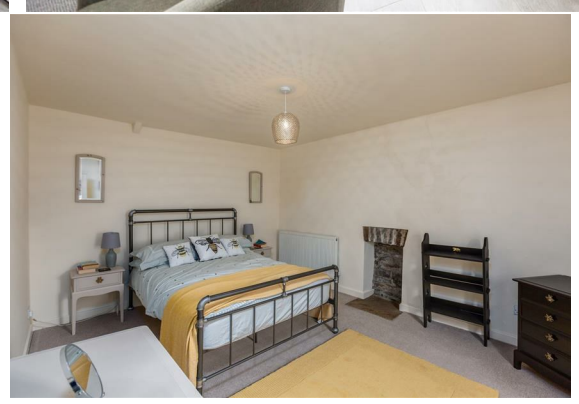
Bedroom 1
13'3" x 10'7" (4.05m x 3.24m)













Bedroom 2
13'3" x 8'2" (4.05m x 2.51m)

Parking
ON STREET PARKING

Council Tax band = B

Tenure
Freehold

EPC = D

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is BT,
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

