



Dawsons

estate agents



Trenel, Pembrey, SA16 0UT

For Sale with No Onward chain. Located within easy reach of Pembrey Country Park and Cefn Sidan Beach, within the Pembrey area, this mid terrace property would benefit from modernisation throughout and briefly comprises: Entrance Hallway, Lounge, Dining Room, Kitchen, Cloakroom and Storage Area to the Ground Floor, with Three Bedrooms and Bathroom to the First Floor, Externally there are Front and Rear Gardens and an Off Road Parking Space for one vehicle.

IDEAL INVESTMENT OR FIRST TIME PURCHASE - VIEWING RECOMMENDED TO APPRECIATE.

£74,995

11 Murray Street, Llanelli, SA15 1AQ
T: 01554 784 400 | F: 01554 784 399
ll@dawsonsproperty.co.uk

ENTRANCE

Door with single glazed side panel into:

HALLWAY

Tongue and groove ceiling, stairs to first floor, radiator, tongue and groove walls, understairs storage cupboard, door into:

LOUNGE 3.811m x 2.987m (12'6" x 9'10")

Textured ceiling, uPVC single glazed window to front, radiator, telephone point, television point, electric free standing fire with brick effect hearth and wooden surround, laminate flooring, opening into:

DINING ROOM 3.054m x 2.902m (10'0" x 9'6")

Tongue and groove ceiling, uPVC single glazed window to rear, laminate flooring.

KITCHEN 2.583m x 2.523m (8'6" x 8'3")

Tongue and groove ceiling, two uPVC single glazed windows to rear (one with obscure glass), part tongue and groove walls, part exposed stone walls, vinyl flooring, fitted with a range of base units with work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for cooker, fitted rayburn, door into:

INNER HALLWAY

Polystyrene tiled ceiling, obscure glass panel door to rear, tongue and groove walls, vinyl flooring, storage area, door into:

CLOAKROOM

Textured ceiling, uPVC single glazed obscure glass window to rear, tongue and groove walls, fitted WC, vinyl flooring.

STORAGE AREA 3.3036m x 1.814m (10'10" x 5'11")

Skimmed ceiling, single glazed window to front, single glazed obscure glass panel door to front, tongue and groove walls, wall mounted electric heater.

LANDING

Tongue and groove ceiling, loft access hatch, uPVC single glazed window to rear, tongue and groove walls, storage cupboard with wall mounted 'WORCESTER' gas combination boiler.

BATHROOM

Coved and textured ceiling, uPVC single glazed obscure glass window to rear, radiator, vinyl flooring,

part tiled walls, fitted with a three piece suite comprising WC, wall mounted wash hand basin and bath.

BEDROOM ONE 4.584m x 2.729m (15'0" x 8'11")

Textured ceiling, uPVC single glazed window to front, radiator, telephone point, door into built in wardrobe.

BEDROOM TWO 2.846m x 2.812m (9'4" x 9'3")

Textured ceiling, uPVC single glazed window to rear, television aerial point, storage cupboard with shelving.

BEDROOM THREE 3.828m x 3.447m (12'7" x 11'4")

Papered ceiling, uPVC single glazed window to front, exposed wooden floorboards, radiator, storage cupboard.

EXTERNAL

FRONT

Garden laid to lawn, gravelled area with parking for one vehicle, paved path leading to entrance door.

REAR

Enclosed garden laid to lawn with partial paved area.

DIRECTIONS

From our office on Murray St, at the lights with Vista Lounge on your right hand side, Follow the road through the lights onto Queen Victoria Rd, Go through two mini roundabouts and over the bridge. At the next roundabout take the second turning heading towards Sandy Water Park. At the next roundabout take the second turning onto Sandy Rd signposted Burry Port. Follow the coastal road past the college onto Pwll Rd. Drive through Pwll and Burry Port into Pembrey towards Pembrey Country Park. Take the left hand turning for Pembrey Country Park and first right into Trenel, turn left and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01554 784 400

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

