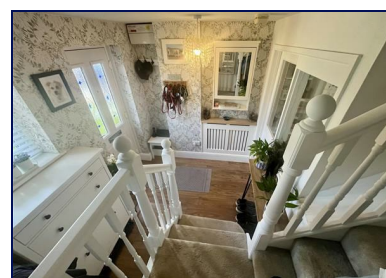


## 5, Clos Hermon, Pembrey, Burry Port, SA16 0HA



**Asking price £249,995**



Immaculately presented and modernised semi-detached house with the added bonus that the integral garage has been transformed into a fourth bedroom/reception room with downstairs shower room and additional storage.

The house is located in a cul-de-sac in this lovely housing development in Pembrey, a coastal area in Carmarthenshire.

The photos show how well presented the living space is and the pretty enclosed garden to rear. Parking is on the front driveway. Living space offers 3/4 bedrooms, depending on how you wish to use the added space in the converted garage/annexe, three bathrooms, good size living room, kitchen and hall.

Area is perfect for beaches, schools, commuting links.

EPC: C Square Metres: 79 Council Tax Band: C

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**RICS**



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PROTECTED



## Entrance Hall

Turn stairs to first floor, radiator, window to front, main front door, wall mounted consumer unit



## Living Dining Room

18'11" x 8'11" (5.79 x 2.74)

Two radiators, window to side, doors to rear garden.



## Kitchen

14'11" x 6'11" (4.57 x 2.13)

Base and wall units, worktop, sink, built in oven, hob, extractor, part tiled walls, spaces for washing machine, fridge freezer, dishwasher, window and door to rear, entrance to inner hall.



## Inner Lobby

Radiator, storage cupboard.



## Shower Room

Shower, wc, wash hand basin, heated towel rail.



## Bedroom 4/Sitting Room

19'4" x 7'3"(3'4") (5.90 x 2.21(1.03))

Window facing front, radiator.



## FIRST FLOOR

### Landing

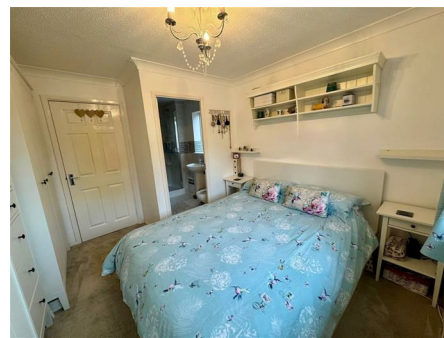
Loft access. storage cupboard.



## Bedroom 1

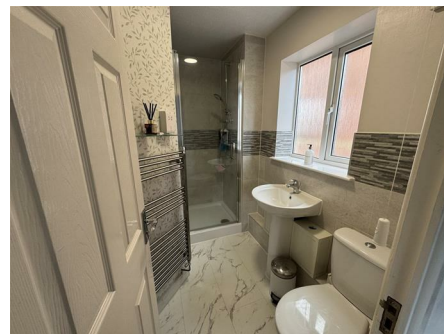
12'0" x 10'0" (3.66 x 3.05)

Window facing rear, radiator.



## En-Suite

Shower, wc, wash hand basin, part tiled, window to side, heated towel rail.



## Bedroom 2

10'11" x 6'11" (3.35 x 2.13)

Window facing rear, radiator.



## Bedroom 3

8'11" x 8'0" (2.74 x 2.44)

Window facing front, radiator, built in wardrobe.



## Bathroom

6'0" x 6'0" (1.83 x 1.83)

Bath, vanity housed wash hand basin, wc, window to front, part tiled walls, radiator.



## Externally

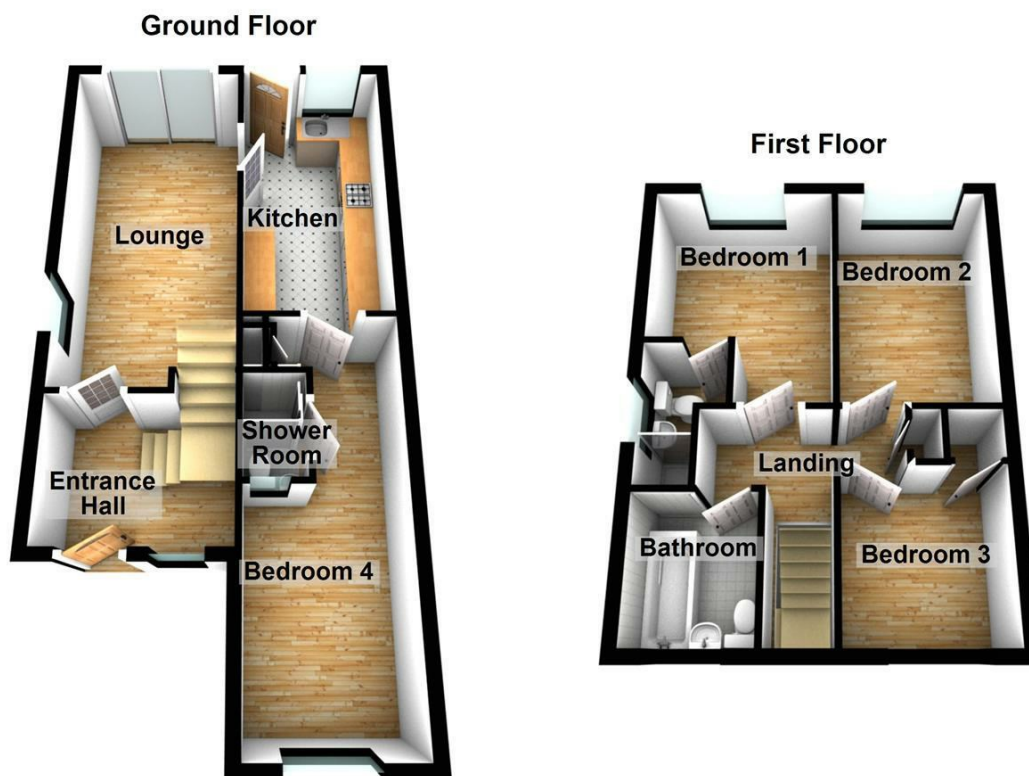
Front garden laid to lawn, tarmac driveway, side access to rear garden, fully enclosed, laid to patio, lawn and mature planting.



## Services

Advised all mains. Wide angled lens has been used on occasion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	70	85

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.