
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**“DERWEN FACH”, THE LINKS, PEMBREY,
CARMARTHENSHIRE SA16 0HT**



**OFFERS IN THE REGION OF £190,000
OPTION TO PURCHASE ADJACENT BUILDING
PLOT – OFFERS IN REGION OF £90,000**

- **DETACHED SWISS CHALET STYLE PROPERTY**
- **SET IN A PRESTIGIOUS LOCATION IN THE COASTAL VILLAGE OF PEMBREY**
- **LOUNGE**
- **KITCHEN/BREAKFAST ROOM**
- **UTILITY ROOM**
- **SHOWER ROOM**
- **STUDY/SITTING ROOM**
- **2 BEDROOMS**
- **BATHROOM**
- **OIL CENTRAL HEATING**
- **CAR PORT**

DERWEN FACH (cont'd)

A unique opportunity to purchase a charming Swiss Chalet style property situated in a most prestigious location (edged RED on attached plan) in the coastal village of Pembrey. The detached property occupies a large plot near the Ashburnham Golf Club and is within easy access of Burry Port Boating Marina and the beautiful Pembrey Countryside Park. The property, which is in need of upgrading, is approached by a drive with parking area, leading to a car port and a good sized, well established garden.

GROUND FLOOR

ENTRANCE HALL – Front entrance door, Staircase to first floor. Double glazed window. Radiator.

LOUNGE – 7.21m(23'8") x 4.60m(15'1"). Double glazed windows to front, side and rear elevations, double glazed French doors to veranda leading to garden. Two double panel radiators. Wood burning stove.

KITCHEN/BREAKFAST ROOM – 3.89m(12'9") x 3.73m(12'3"). Wall and base units incorporating double bowl sink unit, oil boiler, 2 double glazed windows overlooking rear garden.

UTILITY ROOM – 3.00m(9'10") x 1.85m(6'1"). Double panel radiator. Power points. Plumbing for washing machine.

REAR PORCH.

SHOWER ROOM – White two piece suite, shower tray, radiator, double glazed window

STUDY/SITTING ROOM – 3.12m(10'3") x 2.62m(8'7"). Double glazed window to front elevation. Radiator.

LANDING – 3.51m(11'6") x 3.40m(11'2"). Double glazed windows to front and rear elevations. Radiator.

BEDROOM 1 – 4.98m(16'4") x 3.43m(11'3"). Double glazed window to front elevations, double glazed door to balcony. Radiator. Walk-in store room (access via 2 separate doors).

BEDROOM 2 – 3.96m(13'0") x 3.45m(11'4"). Double glazed window to rear garden. Radiator. 2 Walk-in store rooms.

BATHROOM – 2.51m(8'3") x 2.01m(6'7"). Four piece suite, shower tray, heated towel rail. Double glazed window.

EXTERNALLY – The property is approached by a driveway leading to car port with ample parking and good sized, mature garden.

NOTE: Please note there is an option to purchase the adjacent building plot separately or as a whole.

TENURE – Freehold (to be confirmed).

VIEWING - Strictly by appointment with THORNES.



PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

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DERWEN FACH (cont'd)

