



54 Ardwyn, Burry Port, Carmarthenshire SA16 0SL
£164,995

Willow Estates welcome you to this charming semi-detached house located in the picturesque Harbour town of Burry Port. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and make this house a home. The Accommodation within comprises of Entrance Hallway, Sitting Room, Lounge, Kitchen, Rear Porch, Utility Room, Store Room, Three Bedrooms and Family Bathroom. Externally the property has a front and rear garden, with Allocated Private Car Parking to the front of the Property. Viewing Highly Recommended. Energy Rating

Utility Room, Store Room, Three Bedrooms and Family Bathroom. Externally the property has a front and rear garden, with Allocated Private Car Parking to the front of the Property. Viewing Highly Recommended. Energy Rating - D Tenure: Freehold, Council Tax Band B.



Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Smoke detector, stairs to first floor, uPVC double glazed window to side, radiator, laminate wood floor.



Sitting Room 13'8" (into bay) x 29'6" "26'2" approx (4.17m (into bay) x 9'8 approx)

Coved ceiling, laminate wood floor, uPVC double glazed bay window to front, fireplace, two recess alcoves.

Lounge 14'4 x 10'0 approx (4.37m x 3.05m approx)

Smooth ceiling, laminate wood floor, inglenook style fire place with wood surround, uPVC double glazed window to front.

Kitchen 9'8 x 9'0 approx (2.95m x 2.74m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, textured ceiling, electric hob with extractor hood over, electric oven, part tiled walls, tiled floor, wall mounted boiler, space for fridge freezer, stainless steel sink with mixer tap, uPVC double glazed windows to rear and side, door into:

Porch

Radiator, doorway into:



Utility Room/Store Room

Plumbing for washing machine, uPVC double glazed entrance door, sliding door leading into a further store room with uPVC double glazed windows.

First Floor

Landing

Smoke detector, uPVC double glazed window to rear.



Bedroom One 14'1 x 9'1 approx (4.29m x 2.77m approx)

Two storage cupboards, radiator, uPVC double glazed window to front.

Bedroom Two 9'9 x 10'8 approx (2.97m x 3.25m approx)

Smooth ceiling, radiator, storage cupboard with hanging rail, uPVC double glazed window to front.

Bedroom Three 9'8 x 7'9 approx (2.95m x 2.36m approx)

Radiator, uPVC double glazed window to rear.



Family Bathroom

A three piece suite comprising of low level W.C., pedestal wash hand basin, bath, smooth ceiling, part tiled walls, radiator, uPVC double glazed window to side, extractor fan.

External

The front of the property is laid mainly to lawn and gravelled stones leading to the rear garden. The rear garden is laid mainly to lawn with gravelled stones. Allocated Private Car Parking to the front of the Property.



Tenure:

We have been advised that the property is freehold.

Council Tax:

We have been advised that the council tax is Band B

Property Disclaimer

PLEASE NOTE: All sizes 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 check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		67	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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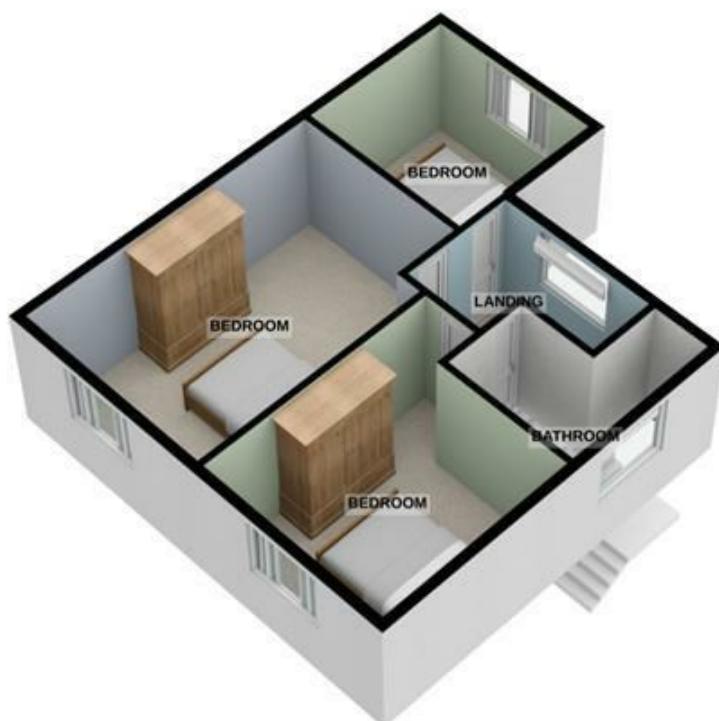
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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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