



15 Dolau Fan Road, Burry Port, Carmarthenshire SA16 0RD

£230,000

Nestled on the charming Dolau Fan Road in Burry Port, this terraced house presents an excellent opportunity for those seeking a comfortable family home or a sound investment. With a lounge, open plan kitchen/dining Room and three inviting bedrooms, there is ample space for relaxation and personalisation, making it ideal for families or those looking to create a serene retreat. The bathroom is conveniently located, ensuring ease of access for all residents. Burry Port is known for its picturesque coastal scenery and this property boasts stunning sea views from the front. Burry Port also offers a range of local amenities, including shops, schools, and recreational facilities. The nearby beach provides a wonderful setting for leisurely strolls and outdoor activities, enhancing the appeal of this lovely home.

This terraced house on Dolau Fan Road is not just a property; it is a place where memories can be made. With its practical layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this charming home and envision the possibilities it holds. EPC C, Tenure: Freehold, Council Tax Band; C.



Entrance:

Via uPVC entrance door into:

Entrance Hallway:

Smooth ceiling, radiator, parquet wood flooring, stairs to first floor, doors into

Lounge: 13 x 11'3 max approx (3.96m x 3.43m max approx)

Smooth and coved ceiling, uPVC double glazed bay window to front. radiator, laminate flooring , two recess alcoves.

Kitchen/Dining Room: 19'6 max x 12'1 max (9' min) approx (5.94m max x 3.68m max (2.74m min) approx)

Kitchen :Smooth and coved ceiling, uPVC double glazed window to rear, uPVC door to rear. part tiled walls, tiled floor. Range of wall and base units with worktops over , stainless steel sink with mixer taps and drainer, space for cooker, extractor fan over , space for washing machine, Island. Under stairs storage area , uPVC obscured double glazed window to side.

Dinning Area: Coved ceiling, uPVC double glazed windows and patio door to rear, radiator , laminate flooring, two recess alcoves.

First Floor:

Landing:

Smooth ceiling, uPVC double glazed window to side, access to loft.

Bedroom One: 11'3 x 10'2 approx (3.43m x 3.10m approx)

Smooth ceiling, uPVC double glazed window to front. radiator.

Bedroom Two: 10'6 x 10'3 approx (3.20m x 3.12m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, laminate flooring.

Bedroom Three:

Smooth and coved ceiling, uPVC double glazed window to front. radiator. laminate flooring .

Bathroom: 8'6 x 8'3 approx (2.59m x 2.51m approx)

Smooth and coved ceiling, uPVC double glazed obscured windows to rear, wall mounted vertical radiator, part tiled walls laminate flooring. Corner bath with shower attachment, low level W.C , pedestal wash hand basin. Cupboard housing wall mounted boiler.

External:

To the front and side of the property are good size gardens laid to lawn ,offering sea views . side gated pedestrian access leads to the enclosed rear garden which is laid with stone, rear gated pedestrian access leads to a parking area, (the lane is access for neighbouring properties)

Tenure:

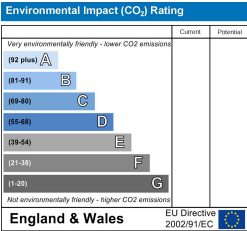
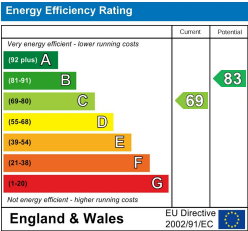
We advised that the property is Freehold.

Council Tax Band:

We advised that the property is Council Tax Band C.

Property Disclaimer

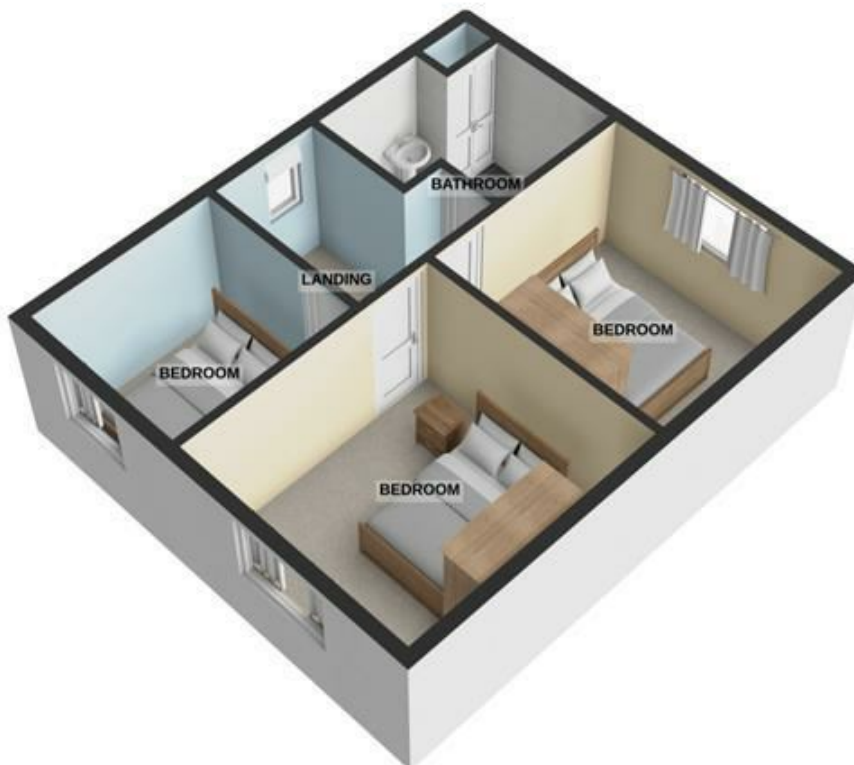
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GROUND FLOOR



1ST FLOOR



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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