



41 New Street, Burry Port, SA16 0RT £154,995

Welcome to New Street, Burry Port, this delightful terraced house presents an excellent opportunity for first-time buyers seeking a welcoming home. The property boasts two reception rooms, providing ample space for relaxation and entertaining guests. With three bedrooms, there is plenty of room for a growing family or for those who desire extra space for a home office or guest room. Additionally, the property includes parking at the back of the property, a valuable asset in this desirable location.

One of the standout features of this home is that it is offered with no chain, allowing for a smooth and efficient purchase process. The ideal location further enhances its appeal, with local amenities, schools, and the picturesque coastline of Burry Port just a stone's throw away. This property is not just a house; it is a place where memories can be made. With its inviting atmosphere and practical layout, it is perfect for those looking to step onto the property ladder. Do not miss the chance to view this lovely home and envision your future in this vibrant community. EPC-C Council Tax Band-B Tenure-Freehold



Ground Floor

Entrance 3'13*4'19 (0.91m*1.22m)

UPVC front door. Mounted electric box.Laminate flooring.

Glass Paned door leading to:

Hallway 20'3*3'03 (6.17m*0.99m)

Smoke alarm. Under stairs storage. Radiator. Stairway. Laminate flooring.

Front Sitting Room 14'62*10'03 (4.27m*3.12m)

Wooden door. Radiator. Double UPVC window. Carpeted floor.

Back reception room 12'67*11'43 (3.66m*3.35m)

Wooden door. Storage cupboards in alcoves. Gas fire. Radiator. Double UPVC window. Carpeted floor.

Kitchen 8'37*12'82 (2.44m*3.66m)

Glass paned door. Smooth ceiling. Double UPVC window and back door. Smoke alarm. Upper and Lower cabinets with work tops. Wash basin. Radiator. Lino on flooring.

First floor

Landing

Smoke alarm. Attic hatch. Wooden banister. Carpeted flooring.

Bedroom one 11'09*12'08 (3.58m*3.86m)

Wooden door. Stone wall to front. Double UPVC window. Radiator. Carpeted flooring.

Bedroom two 11'89*10'99 (3.35m*3.05m)

Wooden door. Double UPVC window. Radiator. Carpeted flooring.

Bedroom three 12'09*6'72 (3.89m*1.83m)

Wooden door. Double UPVC window. Radiator. Carpeted flooring.

Family bathroom 13'40*8'35 (3.96m*2.44m)

Wooden door. Textured ceiling. Carbon monoxide alarm. Double glazed privacy window. Two storage cupboards, one housing the combi boiler. Stand alone shower. Bath, toilet, wash basin. Partly tiled around the bath and shower. Radiator. Lino on flooring.

External

Patio leading to raised flower beds. This then leads to lawn. Outside toilet. Three additional storage sheds. Back lane leading to playing fields. Gates for access to park a vehicle.

Tenure

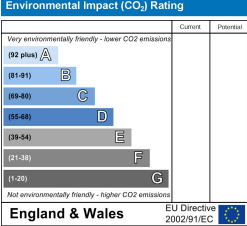
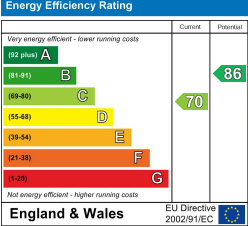
We are advised the tenure is Freehold.

Council Tax

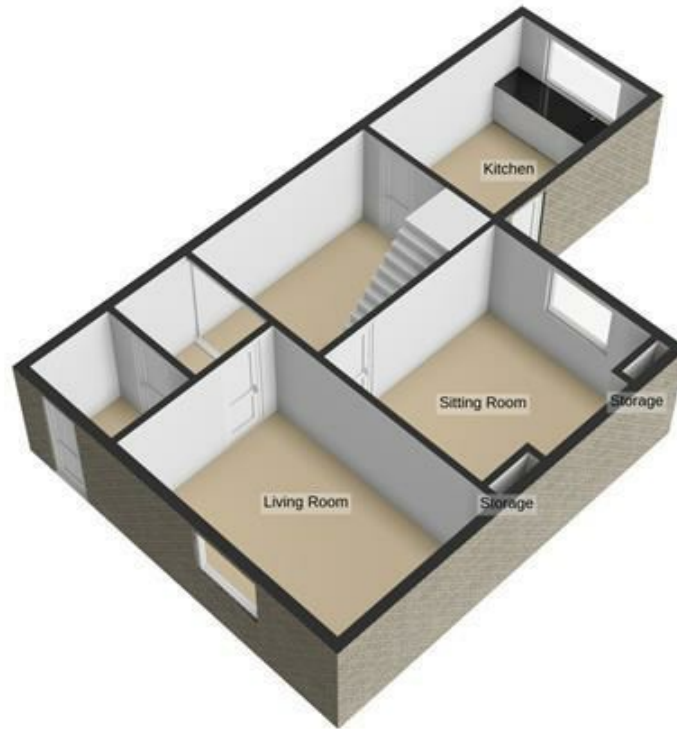
We are advised the council tax band is B.

Property Disclaimer

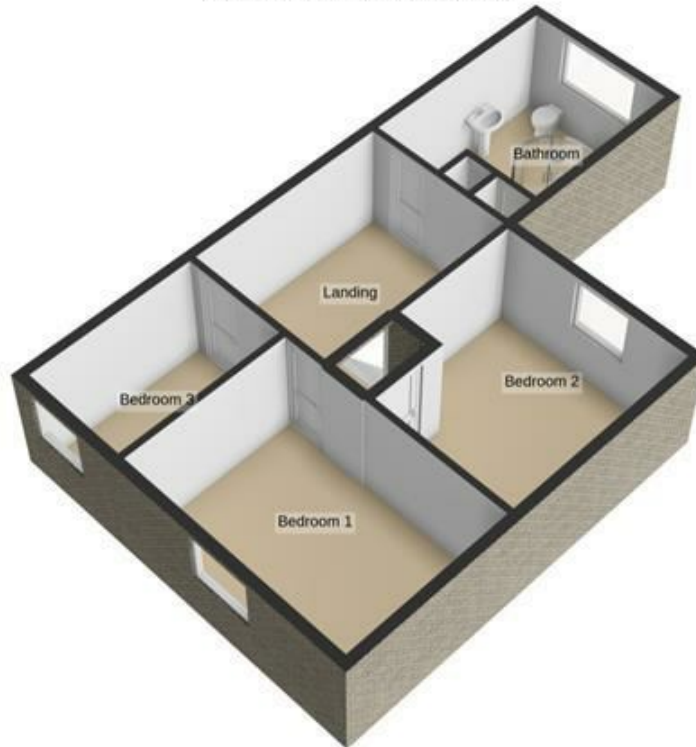
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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



Ground Floor
576 sq.ft. (53.5 sq.m.) approx.



1st Floor
564 sq.ft. (52.4 sq.m.) approx.



Total Floor Area : 1140 sq.ft. (105.9 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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