



77 Elkington Road, Burry Port, Carmarthenshire SA16 0AB
£250,000

Nestled on the charming Elkington Road in Burry Port, this delightful detached house oozes charm and character. With three well-proportioned bedrooms, two inviting reception rooms, downstairs bathroom and upstairs cloakroom it provides, convenience, comfort and the ample opportunity for relaxation and entertaining guests. The property itself does require upgrading, but it has a mass of potential to be somebody's dream home. Outside, you will find parking available for one vehicle, with potential for extra parking, the large gardens again add to the charm of the property and is a bonus to anybody looking for good outdoor space. Burry Port is known for its picturesque coastal views and vibrant town centre, harbour and beaches, , making it a desirable location for those looking to enjoy the best of both town and seaside living. This property presents an excellent opportunity for anyone seeking a character property waiting for somebody to put their own stamp on it, in a sought-after area , don't miss the opportunity to make this charming house your home. EPC E, Tenure: Freehold, Council Tax Band: D.



Entrance:
Via Door Into:

Entrance Hallway:
Smooth ceiling, original tiled floor, under stairs storage space, stairs to first floor, doors into:

Lounge: 13'5 x 9'9 (into alcove) approx (4.09m x 2.97m (into alcove) approx)
Smooth ceiling, uPVC double glazed window to front, radiator, fire place . Two Recess Cupboards .

Sitting Room: 13'5 x 9'7 approx (4.09m x 2.92m approx)
Smooth ceiling, uPVC double glazed window to front, radiator, feature fire place and surround.

Kitchen: 15'8 x 11'7 approx (4.78m x 3.53m approx)
Coved and textured ceiling, uPVC double glazed window to side, door into side porch, radiator. Range of wall and base units with complimentary work surface over, stainless steel sink unit with mixer tap, space for washing machine, space for free standing cooker, space for dish washer, space for fridge freezer, space for table and chairs, Wall mounted boiler, door into:

Pantry: 6'6 x 5'7 approx (1.98m x 1.70m approx)
Smooth ceiling, window to rear.

Side Porch:
Perspex roof, uPVC double glazed windows and door.

Inner Hallway:
Panelled ceiling, panelled wall, original tiled floor, uPVC door to rear, door into:

Bathroom: 8'9 x 5'4 approx (2.67m x 1.63m approx)
Smooth ceiling, uPVC double glazed window to rear, radiator , linoleum flooring. Three piece suite comprising of low level W.C, pedestal wash hand basin, walk in shower cubicle.

First Floor:
Landing:
Access to loft, Original stained glass window to side, split staircase.

Bedroom One: 13'5 x 9'2 approx (4.09m x 2.79m approx)
Smooth ceiling, uPVC double glazed window to front, radiator,

Bedroom Two: 13'6 x 8'9 approx (4.11m x 2.67m approx)
Smooth ceiling, uPVC double glazed window to front, radiator,

Bedroom Three: 12'6 x 11'7 approx (3.81m x 3.53m approx)
Coved ceiling, uPVC double glazed window to side radiator, airing cupboard.

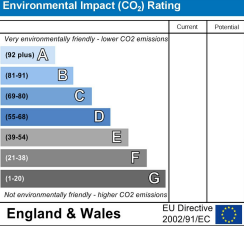
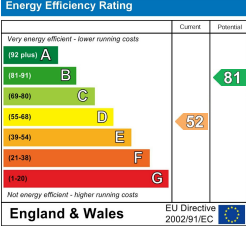
Cloakroom: 5' x 4'5 approx (1.52m x 1.35m approx)
Smooth ceiling, uPVC double glazed stained glass window to front, radiator, Low Level W.C , pedestal wash hand basin.

External:
To the front of the property is an enclosed garden laid to lawn, with a parking space on one side, on the other side is a further garden laid to lawn. At the rear is a large garden, with small patio area and the rest being laid to lawn.

Council Tax Band:
We are advised that the property is Band D.

Tenure.
We are advised that the property is Freehold

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



1ST FLOOR



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

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