



**34 Springfield Terrace, Burry Port, Carmarthenshire SA16 0LN**  
**£265,000**

Located on Springfield Terrace, in the popular coastal town of Burry Port, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With its inviting façade and well-maintained exterior, the property boasts a warm and welcoming atmosphere from the moment you arrive. Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. Burry Port is known for its picturesque surroundings and vibrant community, offering a range of local amenities, including shops, schools, and recreational facilities. The nearby coastline provides stunning views and opportunities for outdoor activities, making this location a perfect blend of tranquillity and convenience. With its generous living spaces and prime location, it is an ideal choice for those seeking a comfortable and inviting home. Do not miss the chance to make this lovely house your own. Energy Rating - D, Council Tax Band - C, Tenure - Freehold



## Ground Floor

### Entrance

Access via uPVC double glazed entrance door leading into:

### Entrance Hallway

Smooth ceiling, stairs to first floor, dado rail, tiled floor, contemporary style radiator.



### Lounge 17'8" x 16'2" (into bay) (approx) (5.38m x 4.93m (into bay) (approx))

Smooth ceiling, laminate wood floor, two radiators, log burner with wood mantle, uPVC double glazed window to front, uPVC double glazed bay window to front.

### Dining Room 12'1" x 8'10" (approx) (3.68m x 2.69m (approx))

Smooth ceiling, two recess storage cupboards, vertical radiator, laminate wood floor, storage cupboard with shelving, opening into:

### Kitchen 17'9" x 10'1" (approx) (5.41m x 3.07m (approx))

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, four ring gas hob with extractor hood over, electric oven, part tiled walls, tiled floor, space for table and chairs, single stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge freezer, two uPVC double glazed windows to rear, uPVC double glazed entrance door to rear garden.



### Shower Room

A three piece suite comprising of shower in shower enclosure, wash hand basin, low level W.C., smooth ceiling, tiled floor, wall mounted towel heater, extractor fan.

## First Floor

### Landing

Smooth ceiling, dado rail, uPVC double glazed window to rear, access to loft space via pull down ladder



### Bedroom One 16'0" (into bay) x 9'6" (approx) (4.90 (into bay) x 2.90 (approx))

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

### Bedroom Two 14'8" x 11'2" (approx) (4.47m x 3.40m (approx))

Coved and smooth ceiling, radiator, uPVC double glazed window to front.

### Bedroom Three 11'1" x 11'2" (approx) (3.38m x 3.40m (approx))

Smooth ceiling, radiator, uPVC double glazed window to rear



### Family Bathroom 6'2" x 5'9" (approx) (1.88m x 1.75m (approx))

A three piece suite comprising of bath with shower over, low level W.C., pedestal wash hand basin, smooth ceiling, spotlights, tiled walls, vinyl wood effect floor, wall mounted towel heater, uPVC double glazed window to side.

### External

The front of the property benefits from a paved area which provides Off Road Parking, side pedestrian access via a wooden gate leads to the rear garden. The rear garden benefits from a paved area with steps leading to a lawn area with raised flower beds and two gravelled areas, plus Storage Area.



### Laundry Room

Plumbing for washing machine.



### Council Tax Band

We are advised the Council Tax Band is C

### Tenure

We are advised the tenure 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**



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

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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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