



11 Burrows Terrace, Burry Port, Carmarthenshire SA16 0NH
£149,995

Welcome to Burrows Terrace, Burry Port - a charming location for this delightful semi-detached house! This property boasts a cosy reception room, perfect for relaxing or entertaining guests, a Kitchen/diner, utility room and with two bedrooms and family bathroom upstairs there's plenty of space for a small family or guests. Externally there is a good size rear garden and the potential for parking at the front.

Located in Burry Port, close to local amenities, the harbour and transport links and with local primary and secondary schools within walking distance. Whether you're looking for a first home, a place to downsize, or an investment opportunity, this property has the potential to meet your needs.

Don't miss out on the chance to make this house your home sweet home in beautiful Burry Port! EPC: D



Entrance

Via uPVC door into:

Entrance Hallway:

Smooth ceiling, uPVC double glazed window to side, radiator, laminate flooring.

Lounge: 13'9" (into bay) x 8'0" app (4.2 (into bay) x 2.46 app)

Smooth and coved ceiling, uPVC double glazed window to front, radiator, feature fireplace, two recess alcoves, under stairs storage cupboard.

Kitchen/Diner: 17'3" x 10'10" app (5.26 x 3.32 app)

Smooth ceiling, spot lights uPVC french doors to rear, composite door to side, radiator, part tiled walls, tiled floor. Range of wall and base units with complimentary work surfaces over, four ring gas hob, electric oven, extractor fan, sink with mixer tap. space for under counter fridge.

Utility Room:

Wooden window to side and front, uPVC door to rear, plumbing for washing machine.

First Floor

Landing:

Smooth and coved ceiling, uPVC window to side, split staircase.

Bedroom One: 17'0" m (into recess) x 13'1" approx (5.2 m (into recess) x 4 approx)

Coved and textured ceiling, two uPVC windows to front, radiator, recess alcove. laminate flooring.

Bedroom Two: 9'8" x 7'10" approx (2.96 x 2.41 approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, linoleum flooring, access to loft room via drop down ladder.

Attic Room:

Velux window, uPVC windows to side and rear, radiator.

Bathroom: 8'6" x 6'6" approx (2.6 x 1.99 approx)

Smooth ceiling, obscured uPVC double glazed window to rear, part tiled walls, radiator, linoleum flooring, three piece suite comprising of low level W.C pedestal wash hand basin, bath with electric shower over.

External:

To the front of the property is an enclosed forecourt with potential for parking for 2 small vehicles. side gated access leads to a good size rear garden with lawned and patio areas, a path leads down to a further seating area laid to decorative stone.

Council Tax:

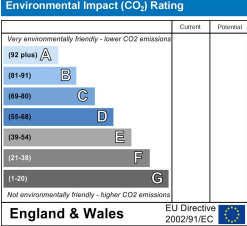
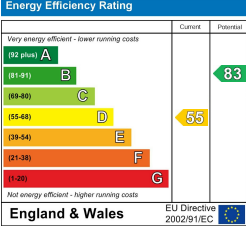
We are advised the Council Tax Band is D

Tenure:

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
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



2ND FLOOR
124 sq.ft. (11.5 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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