



147 Elkington Road, Burry Port, Carmarthenshire SA16 0AB
£299,995

Welcome to Elkington Road in the charming coastal town of Burry Port, this beautifully presented semi-detached house offers a perfect blend of comfort and style. With three spacious bedrooms and three well-appointed bathrooms, this property is ideal for families or those seeking extra space. Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The interior is thoughtfully designed, ensuring a warm and inviting atmosphere throughout. The large rear garden is a standout feature, providing ample space for outdoor activities, gardening, or simply enjoying the serene views over Graig. It is a perfect spot for summer barbecues or a peaceful retreat after a long day. Parking is not an issue with space available for up to three vehicles, making it convenient for families or guests. The property is very well presented, ensuring that you can move in with ease and start enjoying your new home right away. Given its desirable location and impressive features, this property is sure to attract considerable interest. It is a rare find in Burry Port and is unlikely to remain on the market for long. Don't miss the opportunity to make this lovely house your new home.

EPC TBC, Tenure: Freehold, Council Tax Band: D



Entrance:

Via uPVC entrance door into:

Vestibule:

Smooth and coved ceiling, tiled floor, door into:

Hallway:

Smooth and coved ceiling, radiator, laminate flooring, stairs to first floor, door into:

Lounge/Dining Room: 25'5 (into bay) x 13'7 approx (7.75m (into bay) x 4.14m approx)

Smooth and coved ceiling, uPVC double glazed window to front, uPVC double glazed door to rear, two radiators, laminate flooring, window seat, under stairs storage cupboard.



Kitchen: 10'4 x 11'6 approx (3.15m x 3.51m approx)

Smooth and coved ceiling, uPVC double glazed window to side, part tiled walls, radiator, linoleum flooring. Range of wall and base units with complimentary work surfaces over. One and a half ceramic sink unit with mixer tap and drainer, space for range style cooker, with extractor fan over, space for fridge freezer, space for dishwasher, wall mounted boiler, housed in cupboard.



Utility Room: 7' x 11' approx (2.13m x 3.35m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, uPVC double glazed door to side, part tiled walls, radiator, linoleum flooring. Wall and base unit with complimentary work surface over, space and plumbing for washing machine and tumble dryer.

Cloakroom:

Smooth and coved ceiling, extractor fan, part tiled walls, radiator, linoleum flooring. Low level W.C, pedestal wash hand basin.

First Floor:

Landing:

Smooth ceiling, access to loft space via pull down ladder, smoke alarm, split staircase, airing cupboard.

Bedroom One: 10'8 x 13'1 approx (3.25m x 3.99m approx)

Smooth ceiling, uPVC double glazed windows to front, radiator. Panelled feature wall, built in wardrobes, sliding door into:



En-Suite: 7 x 2 approx (2.13m x 0.61m approx)

Smooth ceiling, spot lights, extractor fan, tiled walls, vertical wall mounted towel heater, tiled floor. Low level W.C, vanity unit and wash hand basin, shower cubicle.

Bedroom Two: 10'9 x 10'10 approx (3.28m x 3.30m approx)

Smooth ceiling, uPVC double glazed windows to rear, radiator.



Bedroom Three: 6'9 x 10' approx (2.06m x 3.05m approx)

Smooth ceiling, uPVC double glazed windows to rear, part panelled feature walls, radiator.

Bathroom: 10'7 x 7' max (3.23m x 2.13m max)

Smooth ceiling, spot lights, extractor fan, obscure uPVC double glazed window to side, part tiled walls, Victorian style radiator with heated towel rail, linoleum flooring. Low level W.C, vanity unit and wash hand basin, bath with shower over.



External:

To the front of the property is a front forecourt laid to lawn and gravelled driveway which leads to the detached garage and gated pedestrian access to the rear garden. The rear garden is a good size with a patio area, steps down to a further patio area, and a gravelled path leads to the generous garden which is laid to lawn, views over the Graig.

Garage: 20' x 20' (6.10m x 6.10m)

With electric door, uPVC double glazed window to side, uPVC doors to rear. Electric.

Tenure:

We are advised that the property is Freehold.

Council Tax Band:

We are advised that the property is Council tax band D

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	EU Directive 2002/91/EC

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

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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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