



36 Springfield Terrace, Burry Port, SA16 0LN
£179,995

Welcome to Springfield Terrace Burry Port, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. One of the standout features of this property is the stunning views over the Gower Peninsula, which can be enjoyed from various vantage points within the home. The picturesque scenery adds a delightful backdrop to everyday living, enhancing the overall appeal of this residence. While the property is in need of some work, it presents a fantastic opportunity for renovation and improvement, allowing you to tailor it to your specific tastes and requirements. Burry Port is a popular coastal town, known for its beautiful beaches and vibrant community, making it an excellent location for both relaxation and recreation. In summary, this semi-detached house on Springfield Terrace is a promising project for those with a vision. With its beautiful views and prime location, it is sure to attract those looking to invest in a property with great potential. Energy Rating - D, Council Tax Band C, Tenure - Freehold. Video Tour available.



Ground Floor

Entrance

Access via uPVC entrance door leading into:

Porch

Smooth ceiling, uPVC double glazed windows to front and rear, entrance door to rear garden, entrance door into:



Entrance Hallway

Coved ceiling, dado rail, radiator, original tiled floor, B.T point, stairs to first floor.



Lounge 16'0 (into bay) x 10'3 approx (4.88m (into bay) x 3.12m approx)

Picture rail, two radiators, wood fire surround with tiled hearth, uPVC double glazed bay window to front.

Sitting Room 13'1 x 7'8 approx (3.99m x 2.34m approx)

Picture rail, two recess alcove storage cupboards with shelving, radiator, tiled fire place, radiator, uPVC double glazed window to front, laminate wood floor, uPVC double glazed window to front.

Dining Room 13'8" x 10'7" approx (4.19m x 3.25m approx)

Picture rail, tiled hearth, laminate wood floor, two recess alcove storage cupboards one cupboard houses the wall mounted boiler, uPVC double glazed window to rear.

Inner Hallway

Vinyl wood effect floor, radiator, under stairs storage cupboard with shelving.



Kitchen 8'2 x 7'1 approx (2.49m x 2.16m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, electric hob with extractor hood over, electric oven, plumbing for washing machine, single stainless steel sink unit with mixer tap, part tiled walls, vinyl wood effect floor, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden.

First Floor

Landing

Coved ceiling, dado rail, uPVC double glazed window to rear, radiator.



Bedroom One 16'0 (into bay) x 9'2 approx (4.88m (into bay) x 2.79m approx)

Picture rail, radiator, uPVC double glazed bay window to front with views over the Gower Peninsula.

Bedroom Two 11'5 x 11'4 approx (3.48m x 3.45m approx)

Two storage cupboards, picture rail, original feature fireplace with red tiled back, uPVC double glazed window to rear.

Bedroom Three 14'9 x 7'7 approx (4.50m x 2.31m approx)

Picture rail, original feature fireplace with red tiled back, radiator, uPVC double glazed window to the front with views over the Gower Peninsula



Bathroom 6'1 x 6'2 approx (1.85m x 1.88m approx)

A three piece suite comprising of bath with shower over, pedestal wash hand basin, low level W.C., part tiled walls, uPVC double glazed window to side, radiator.



External

The front of the property is laid to with potential for Off Road Parking, the rear enclosed garden is laid mainly to lawn with paved area and benefits from beautiful views over the Gower Peninsula. Two storage sheds, External W.C., External tap.

Council Tax Band

We are advised the Council Tax Band is C

Tenure

We are advised the tenure is Freehold

Property Disclaimer

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

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		Environmental Impact (CO ₂) 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

GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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