



41 Cliffe Terrace, Burry Port, SA16 0HN
£129,995

Welcome to Cliffe Terrace, Burry Port, this three bedroom terraced house presents an excellent opportunity for both families and investors alike. This property boasts two reception rooms plus conservatory, perfect for entertaining guests or enjoying quiet family evenings. For those with vehicles, the property includes rear parking, along with a garage, providing secure storage and additional convenience. The absence of a chain means that you can move in without delay, making this home even more appealing. With its prime location in Burry Port, residents can enjoy the benefits of a friendly community, local amenities, and the beautiful coastline nearby. This property is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in this lovely area. Don't miss the chance to make this house your new home. Energy Rating - TBC, Tenure - Freehold, Council Tax Band - B



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Coved and textured ceiling, dado rail, radiator, stairs to first floor.

Sitting Room 12'6 x 10'7 approx (3.81m x 3.23m approx)

Coved and textured ceiling, two recess alcoves, radiator, uPVC double glazed tilt'n'turn window to front.

Lounge 11'6 x 12'10 approx (3.51m x 3.91m approx)

Coved and textured ceiling, two recess storage cupboards, radiator, wall mounted gas fire with marble effect hearth.

Conservatory 11'1 x 6'8 approx (3.38m x 2.03m approx)

Of uPVC construction, uPVC double glazed windows, uPVC double glazed entrance door to rear garden, wood effect vinyl floor.

Kitchen 11'6 x 8'6 approx (3.51m x 2.59m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, coved ceiling, uPVC double glazed window to side, single stainless steel sink unit with mixer tap, plumbing for washing machine, electric four ring hob, electric oven, radiator, part tiled walls, under stairs storage cupboard, tiled effect vinyl floor.

Inner Hall

Tiled effect vinyl floor, uPVC double glazed entrance door to rear garden.

Bathroom 7'0 x 7'9 approx (2.13m x 2.36m approx)

A four piece suite comprising of low level W.C., pedestal wash hand basin, bath, separate shower enclosure, part tiled walls, storage cupboard, radiator, uPVC double glazed window to side.

First Floor

Landing

Coved and textured ceiling, dado rail, uPVC double glazed tilt'n'turn window to rear, storage cupboard housing wall mounted boiler, access to loft space.

Bedroom One 12'5 x 9'6 approx (3.78m x 2.90m approx)

Coved ceiling, radiator, uPVC double glazed tilt'n' turn window to front.

Bedroom Two 9'5 x 10'9 approx (2.87m x 3.28m approx)

Coved ceiling, uPVC double glazed tilt'n'turn window to rear.

Bedroom Three 9'5 x 6'0 approx (2.87m x 1.83m approx)

Radiator, uPVC double glazed tilt'n'turn window to front.

External

The front of the property benefits from a front forecourt. The rear enclosed garden is laid mainly to lawn with paved areas. External Tap, Storage Shed, External W.C.

Garage 20'6 x 11'1 approx (6.25m x 3.38m approx)

With up and over door, extra parking area in front of the Garage.

Tenure

We are advised the Tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

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 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

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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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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