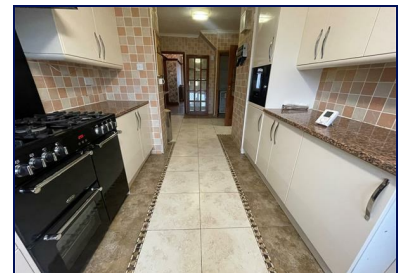


## 28 Park Terrace, Burry Port, SA16 0BW



**Offers in the region of £310,000**



Substantial extended semi-detached house with lots of off road parking and a good size integral garage, the garden is largely south facing and a really good size.

The house has been a family home for many years offers three reception rooms, modern kitchen, large utility and downstairs shower room, door to integral garage, ( could easily be an annexe if needed )

The first floor has three bedrooms and main bathroom, then the top floor stairs leads you to a space used by the family as another bedroom.

There is no onward buying chain, the property is ready to go and only on viewing can you appreciate the layout and size.

EPC: C Square Metres: 170 Council Tax Band: C

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**RICS**

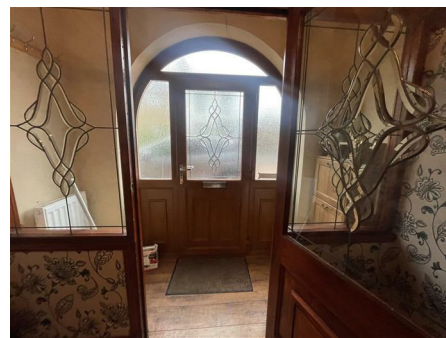


**naea | propertymark**

**PROTECTED**

## Entrance Porch

Radiator, laminate flooring. Arch opening into hallway



## Hallway

Stairs to first floor, under stair cupboard, radiator, plate rail, laminate flooring.

## Front Living Room

14'7" x 12'5" (4.47 x 3.80)

Box bay window facing front, fireplace housing gas fire, radiator, carpet.



## Dining Room

12'11" x 11'0" (3.96 x 3.36)

Triple doors to rear living room, alcoves, radiator.



## Rear Family Room

18'7" x 10'8" (5.67 x 3.26)

Windows to rear and side, door to rear, inset fireplace with working log burner, carpet, radiator.





## Kitchen

23'2" x 9'5" (8'10") (7.08 x 2.88 (2.70))

Under stair cupboard, cupboard housing boiler, tiled floor, window to rear, door into side lobby, breakfast bar, range of base and wall units, cooking range, extractor fan, built in microwave, space for dishwasher, one and half bowl sink, feature curved cabinets, part tiled walls, radiator.



## Side Lobby

Tiled floor, door to garage and into utility and shower room.

## Downstairs Shower Room

7'3" x 5'5" (2.22 x 1.67)

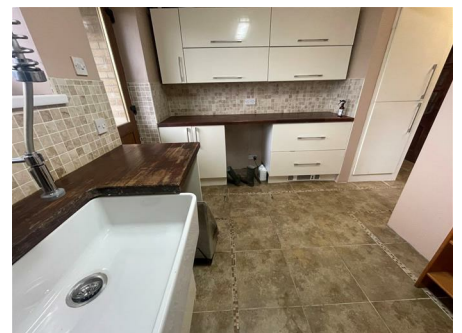
Wet room tiled floor, shower from ceiling, vanity housed wash hand basin, hidden cistern wc, tiled walls, extractor fan, skylight, heated towel rail.



## Utility

12'7" x 7'9" (3.86 x 2.37)

Larder units, base and wall units, belfast sink, spaces for washing machine and tumble dryer, door to rear, window to rear, part tiled walls, tiled floor.



## Integral Garage

18'1" x 11'1" (5.53 x 3.4)

Electric roller door, radiator, electrics, two skylights.  
Hot and cold running water.



## First Floor

### Landing

Stairs to attic, window to side.



### Bedroom 1

13'1" x 10'9" (3.99 x 3.28)

Window facing rear, tall radiator, built in wardrobes.



### Bedroom 2

12'8" x 10'2" (3.87 x 3.11)

Window facing front, radiator, carpet, built in wardrobes and headboard.



### Bedroom 3

8'0" x 8'9" (2.44 x 2.67)

Window to front, radiator, carpet.



## Bathroom

9'5" x 8'0" (2.89 x 2.45)

Bath with jets, corner shower cubicle, vanity housed wash hand basin and wc, windows facing rear, heated towel rail, laminate flooring, spotlights to ceiling.



## Attic Area

12'4" x 11'11" (3.76 x 3.64)

Velux to rear and side, wood panelled walls, exposed beams, storage into eaves, radiator. Mid ceiling height 2.97m. Photo to follow.

## Externally

Paviour parking area to front for multiple vehicles, access to garage. Rear garden is a large area of lawn, pond, outside shed, rear lane access, a raised terrace by the house, fruit trees and vegetable patch (former)



## Services

Advised all mains. Wide angled lens has been used on occasion.





For Illustration Purposes Only  
Plan produced using PlanUp.

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		
	72	81

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		
	1	1

**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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**

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.