

# 5 Caedolau, Burry Port, Carmarthenshire, SA16 0PF



**Asking price £184,950**



An opportunity to purchase a delightful cottage located in the sought after Town of Burry Port. Situated within walking distance of the Town centre with local shops, restaurants and cafes to hand. Anyone looking to make this cosy, inviting house their home will have the benefit of tastefully decorated interior and a good sized detached garage accessed via a private lane to the rear. Externally there is a glorious garden with a plethora of various trees & shrubbery, giving privacy to enjoy those tranquil, sunny days. Burry Port has become a popular location to settle in recent years, with the picturesque local harbour, beach, cycle path and nearby Pembrey Country Park to name but a few of the local attractions to enjoy.

Viewing by Appointment only and no onward Chain.  
EPC Rating - C Square Metres - 60 Council Tax Band- tbc

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## Hall into Dining Room

13'1" x 11'1" (8'2") (4.0m'x 3.4m (2.5))

Coir entrance flooring. Wall mounted consumer unit housed in a cupboard, window facing front, oak wood flooring, stairs to first floor, twin alcoves, inset fireplace, exposed beams.



## Living Room

8'2" ( 7'2" ) x 11'9" (2.5 ( 2.2 ) x 3.6)

Window facing front, radiator, twin alcoves, double glass doors from dining room, oak wood flooring, inset fireplace housing multi fuel burner.



## Kitchen

14'1" x 7'2" (4.3 x 2.2)

Window obscure glazed to rear, lobby area with back door, kitchen comprises of base units, worktop housing sink, ceramic hob, built in oven, glass splashback, plumbing & space for washing machine, integrated dish washer, space for fridge freezer, vinyl flooring, radiator, spot lights to ceiling.



## Bathroom

7'6" x 4'11" (2.3 x 1.5)

Bath incorporating shower over, wash hand basin, wc, window to rear obscure glaze, radiator, vinyl flooring, spot lights to ceiling.



## FIRST FLOOR

### Landing

Window to front, views over garden towards Burry Port and coast, loft access, carpet.



### Bedroom 1

11'9" x 8'6" (3.6 x 2.6)

Window to front with views, radiator, carpet, built in wardrobe. Door to dressing room.



## **Dressing Room/Work Space**

**9'10" x 6'6" (3.0 x 2.0)**

Suitable for a dressing Room or workspace, radiator, window facing rear, carpet, built in wardrobe, cupboard housing gas central heating boiler, door to store room.



## **Store Room/Laundry Room**

**6'6" x 3'11" (2.0 x 1.2)**

Shelving.

## **Bedroom 2**

**11'9" x 7'2" (3.6 x 2.2)**

Window to front with views, built in wardrobe, radiator, carpet.



## Externally

Rear lane access from kitchen, outside store cupboard. Private shared pathway in front of the cottage, gated walled access to long front garden, with mature planting stretching along lawned areas, perfect for seating and entertaining, mature shrubs and trees, door to detached garage, side pathway leading to to brick built bike store and gate to rear lane.



## Detached Garage

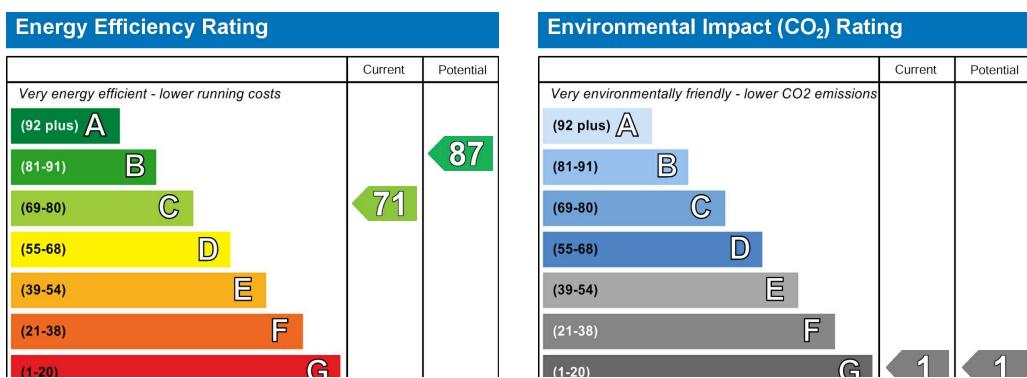
**19'8" x 16'8" (6.0 x 5.1)**

Pitched roof, double doors, access via private shared lane, grassed area suitable for off road parking.



## Services

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



**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.