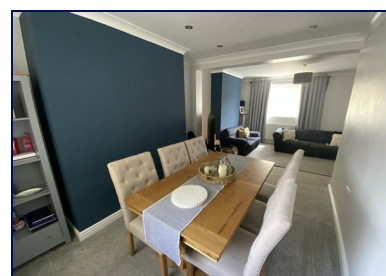
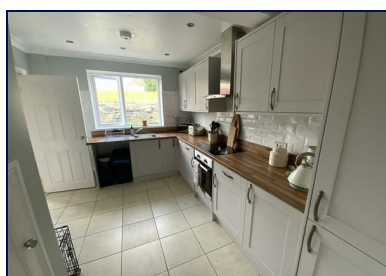


## 21 Brynhyfryd, Burry Port, Carmarthenshire, SA16 0PR



**£155,000**



This spacious three bedroom semi detached is conveniently located in the heart of Burry Port a short walking distance to all local amenities. Internally the property comprises of a large lounge, kitchen, utility area and downstairs W.C to the ground floor with three good sized bedrooms and bathroom upstairs. The rear garden is tiered and is ready for future landscaping. New windows and doors installed in November 2021.

Council Tax Band - B. EPC - C74.

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**RICS**



naea | propertymark

PROTECTED

## Accommodation Provides:

Front entrance door into .....

### Hallway:

With window to side, radiator, tiled floor, staircase to first floor.



### Living Room:

23'04 x 13'5/9'9 (7.11m x 4.09m/2.97m)

Windows to front and rear, 2 radiators, spot lighting.



### Kitchen:

12'5 x 9'5/6'2 (3.78m x 2.87m/1.88m)

Fitted with base and wall units with complimentary work surfaces, stainless steel single drainer sink unit with mixer tap, built in oven and ceramic hob with extractor above, plumbing for dishwasher, radiator, tiled floor and part tiled walls, spot lighting, window to rear.



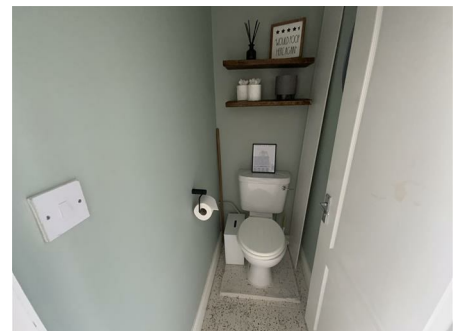
### Utility Room:

Fitted with matching base and wall units, plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, tiled floor, doors to front and rear, window to rear.



### Downstairs W.C:

Fitted with a low level W.C, tiled flooring.



## FIRST FLOOR:



## **Landing:**

Window to side, access to loft.

## **Bedroom 1:**

12' x 10'9 (3.66m x 3.28m)

Window to front, radiator, fireplace.



## **Bedroom 2:**

9' x 8'8 (2.74m x 2.64m)

Window to front, radiator, storage cupboard.



## **Bedroom 3:**

11 x 10'8 (3.35m x 3.25m)

Window to rear, radiator, storage cupboard, fireplace.



## **Bathroom:**

8'6 x 8'04 (2.59m x 2.54m)

With w.c. and wash hand basin, panelled bath with shower over, extractor fan, heated towel rail, lino floor, spot lights, two windows to rear and one to side.



## **Externally:**

Steps lead from a gated entrance to the front door of the property, with a further door to the side leading into the utility room.

To the rear of the property there is a good sized elevated garden which has been cleared in readiness for future landscaping.

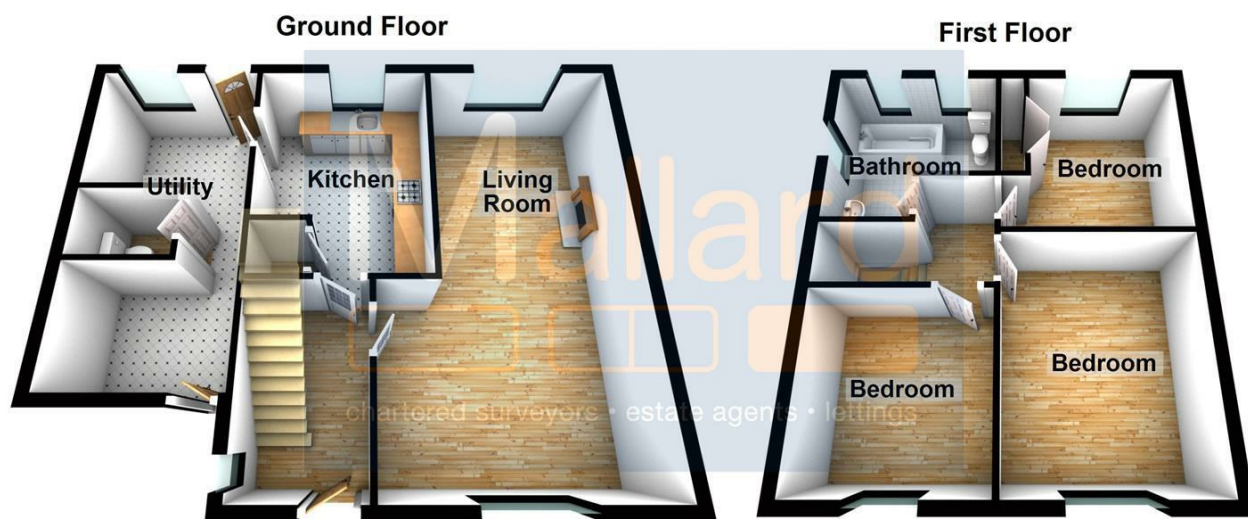


## Services

We are advised that all mains services are connected. Please note photos are taken with a wide angle lens.

EPC - C74 - Council Tax Band - B.





For Illustration Purposes Only  
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		85
(81-91) B			(81-91) B		
(69-80) C	74		(69-80) C	72	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		

**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.