

54 Elkington Road, Burry Port, SA16 0AA



Asking price £119,950



A Semi-detached house located in the centre of the Harbour town of Burry Port, with local amenities, schools, and beautiful coastal walks just a stone's throw away, you will find everything you need within easy reach.

The property is in need of complete modernising and renovation with scope to extend and has the added appeal of planning permission being granted for a ground floor rear extension. For further information please check Carmarthenshire County Council planning portal, Planning No. PL/09668.

It requires new kitchen, new bathroom, new electrics, new plastering and some areas of damp that will need attention.. There is no onward buying chain.

Accommodation offers one larger front room (previously two rooms), dining room and kitchen to ground floor. Three bedrooms and bathroom to first floor. Side access leads to large rear garden.

An excellent Investment opportunity.

EPC: D Square Metres: 93 Council Tax: C

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RICS



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PROTECTED

Entrance

Via aluminium glazed door, tiled floor, textured ceiling, timber glazed door to:



Entrance Hallway

Stairs to first floor, textured ceiling, radiator, understairs storage cupboard.



Lounge

22'0" x 10'0" (6.71 x 3.05)

uPVC double glazed windows to front & rear, radiator, coved ceiling.



Dining Room

10'0" x 8'2" (3.05 x 2.51)

uPVC double glazed window to side, radiator, smooth ceiling.



Kitchen

9'6" x 8'9" (2.92 x 2.69)

Fitted with base units with worksurface over, stainless steel sink unit, radiator, uPVC double glazed window to side, uPVC double glazed door to side with obscure glass, textured ceiling.



FIRST FLOOR

Landing

Split level landing, textured ceiling, loft access.



Bedroom 1

11'10" x 8'7" (3.61 x 2.64)

uPVC double glazed window to front, radiator, textured & coved ceiling.



Bedroom 2

10'0" x 9'10" (3.07 x 3.00)

uPVC double glazed window to rear, radiator, smooth ceiling.



Bedroom 3

8'9" x 6'7" (2.67 x 2.03)

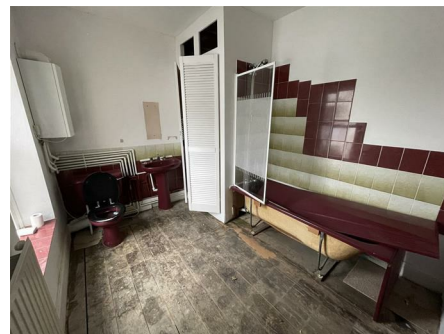
uPVC double glazed window to front, radiator, smooth ceiling.



Bathroom

10'5" x 8'0" (3.20 x 2.44)

uPVC double glazed window to side with obscure glass, low level W.C., pedestal wash hand basin and panelled bath, wall mounted gas central heating boiler, airing cupboard, radiator, smooth ceiling.



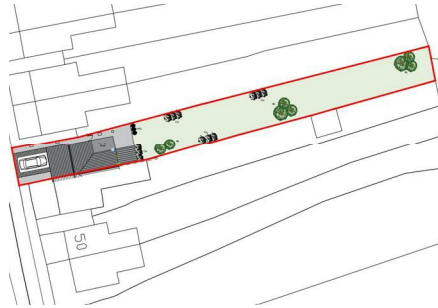
External

Front forecourt provides off road parking, gated side access to rear garden laid to lawn with hedging, brick storage shed.



Services/Notes

Mains gas, electric, water & drainage. planning permission granted for ground floor extension





| 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 | | |
| | 63 | 84 |

| 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 | | |
| | | |

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.