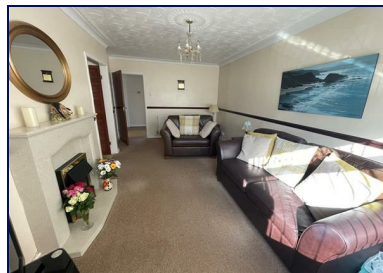


6 Bryn Avenue, Burry Port, Carmarthenshire, SA16 0SG



Asking price £265,000



An extended detached bungalow on a good size plot within the harbour town of Burry Port, the property has detached garage and driveway to one side, low maintenance rear garden and expanse of lawn to front which sets you back off the road.

The living space offers three bedrooms, two bathrooms, three reception rooms, utility and kitchen. The extension was initially added as an annexe but now makes for one larger bungalow depending on your needs. The property is very well presented inside and outside. Bungalows in Burry Port are hard to find and this one is a fine example.

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PROTECTED

Entrance Hall

Laminate flooring, radiator.



Living Room

18'2 x 10'10 (5.54m x 3.30m)

Window to front, two radiators, fireplace housing electric fire, carpet.



Kitchen

14'0 x 8'5 (4.27m x 2.57m)

Base and wall units, worktop housing sink, space for cooker, space for washing machine, fridge freezer, and tumble dryer, part tiled walls, vinyl flooring, radiator, window to front, door to side.



Bedroom 1

9'9 x 8'8 (2.97m x 2.64m)

Window to rear, radiator, built in wardrobes to one wall.



Bedroom 3

9'5 x 7'9 (2.87m x 2.36m)

Laminate flooring, radiator, window to rear.



Bathroom

8'2 x 7'3 (2.49m x 2.21m)

Three piece suite, bath, W.C., wash hand basin, tiled floor, part tiled walls, heated towel rail, extractor, window to side.



Sitting Room

18'0 x 9'9 (5.49m x 2.97m)

Sliding doors to front, carpet, two radiators.



Inner Hall

Utility

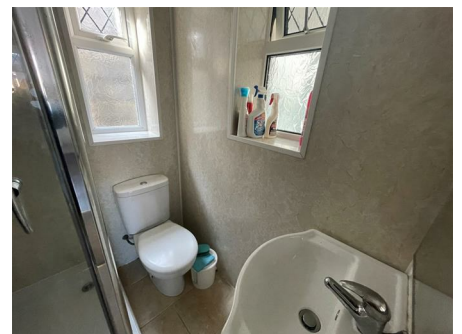
8'6 x 6'9 (2.59m x 2.06m)

Window to side, base and wall units, wall mounted boiler, worktop housing sink, part tiled, vinyl flooring, radiator.



Shower Room

Three piece suite, shower, wash hand basin, W.C., respertex to walls, window to side, extractor.



Bedroom 2

10'0 x 9'3 (3.05m x 2.82m)

Window to side, radiator, built in cupboards to one wall.

Sun Room

15'7 x 7'3 (4.75m x 2.21m)

Door to side with side glazed panel, French doors to rear garden, laminate flooring, radiator, partial sloping ceiling.



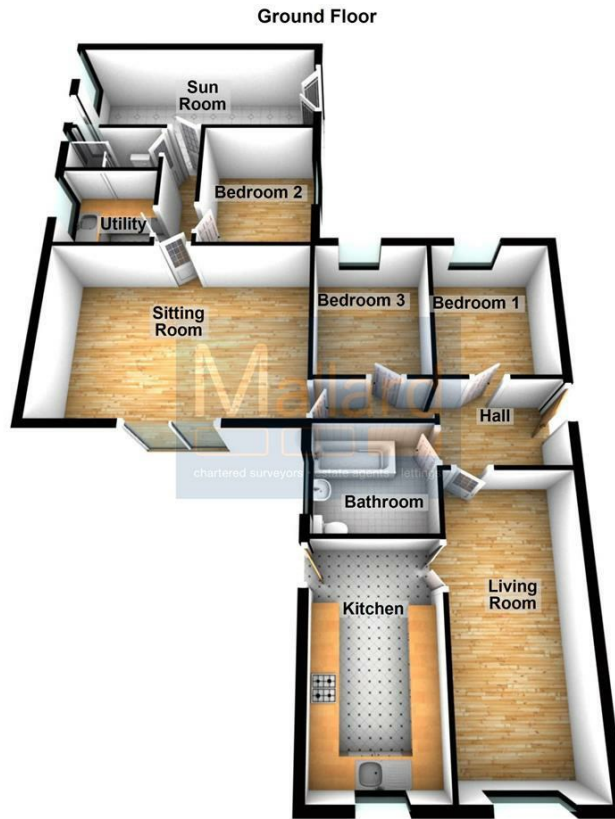
Externally

Front expanse of lawn, side access to rear on both side, driveway to detached garage with new front door. Rear raised patio area.



Services

Advised all mains. Please note to enable the full view of some rooms wide angled lenses are used.



For Illustration Purposes Only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	78
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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

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