

## 5,, Bryn Avenue, Burry Port, Carmarthenshire, SA16 0SG



**Offers in the region of £275,000**



Detached three double bedroom family home in a good location in the heart of the harbour town of Burry Port. The property has been modernised and extended to the ground floor, offering good size living space, 3 receptions, downstairs wc, kitchen, the first floor has the bathroom and the three double bedrooms. The garden is large and offers detached garage and driveway to side.

There is access to the coastline for walks, cycling etc, local shops/cafes in Burry Port, local train station, primary and secondary schools.

EPC: C Square Metres: 122 Council Tax Band: D

## **Entrance Porch**

Arched doors, tiled floor.

## **Hallway**

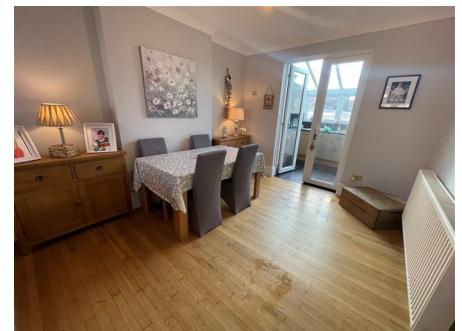
Stairs to first floor, stained glass detailing to door and side panels, wood floor, radiator.



## **Living Room/Dining Room**

**24'2" x 10'3"(12'7") (7.38 x 3.14(3.85))**

Bay window to front, alcoves, electric built in fire, carpet to living area, wood floor to dining room, beam feature, two radiators.



## **Sitting Room**

**8'9" x 8'0" (2.67 x 2.46)**

Window to side, radiator, carpet, understair.



## **Kitchen**

**15'10" x 7'3" (4.85 x 2.23)**

Base and wall units, sink, cooking range, space for american fridge freezer, space dishwasher, breakfast bar, sloping glazed roof, double doors to conservatory, tiled floor, part tiled walls.



## **WC/Boiler**

Wc, wall mounted boiler.



## **Conservatory**

**16'9" x 10'5" (5.11 x 3.20)**

Glazed to three sides, french doors to garden, tiled floor.



## **FIRST FLOOR**

## Landing

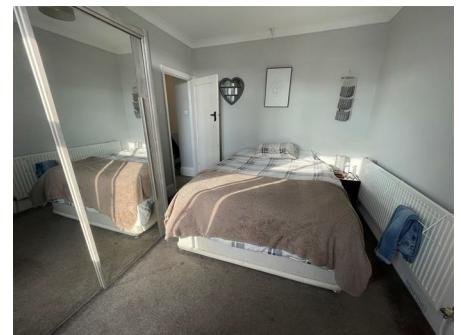
Window facing side, carpet.



## Bedroom 1

12'10" x 9'9" (3.93 x 2.99)

Window facing rear, mirrored built in wardrobes to one wall, carpet, radiator.



## Bedroom 2

11'5" x 10'11" (3.48 x 3.35)

Window facing front, radiator, carpet.



## Bedroom 3

8'11" x 8'1" (2.72 x 2.48)

Window facing rear, radiator, carpet.



## Bathroom

9'5" x 6'2" (2.88 x 1.88)

Bath, shower over, wash hand basin, wc, window facing front, tiled floor, part tiled walls, heated towel rail.



## Externally

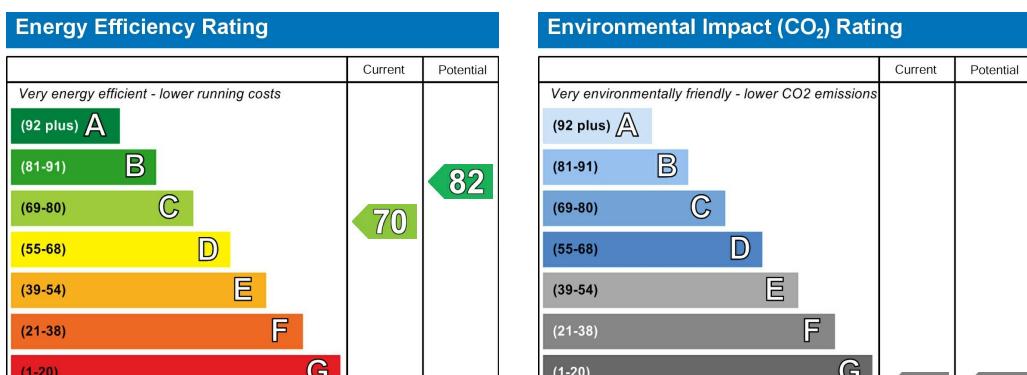
Front paviour parking area, side driveway to detached garage, gated to both sides. Rear raised patio terrace, leading down decked space leading to an expanse of lawn. Enclosed rear garden.

GARAGE: up and over door, window to side.



## 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.