

19 Y Rhodfa, Burry Port, Carmarthenshire, SA16 0SP



Offers in the region of £100,000



Semi-detached three bedroom house with driveway, the property is in need of full modernisation. Benefits from three bedrooms, upstairs bathroom, two receptions and kitchen to ground floor. There is no onward buying chain. Off road parking, located in a cul-de-sac. The area is good for access to the coastal

A484, access into Burry Port with its harbour, shops and schools.

As mentioned extensive works are needed, possible room to extend to rear or side, subject to planning consents.

EPC:TBC Council Tax Band: B

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RICS



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PROTECTED

Hallway

Stairs to first floor, window to rear.

Reception 1

13'1(into bay) x 9'9 (3.99m(into bay) x 2.97m)

Bay window to front, radiator, twin alcoves.



Reception 2

13'9 xz 10'9(8'9) (4.19m xz 3.28m(2.67m))

Window to front, radiator, fireplace.



Kitchen

9'4 x 7'9 (2.84m x 2.36m)

Window to rear and side, base and wall units, worktop, sink, space for cooker, space for washing machine, part tiled walls, wall mounted boiler(untested), door to side proch with understair cupboard.



FIRST FLOOR

Landing

Window to rear.

Bedroom 1

10'0 x 9'4 (3.05m x 2.84m)

Window facing front, radiator, loft access, partial sloping ceiling.



Bedroom 2

13'9 x 9'3 (4.19m x 2.82m)

Window to front, radiator, airing cupboard with radiator.



Bedroom 3

9'4 x 7'9 (2.84m x 2.36m)

Window facing rear, radiator.



Bathroom

Bath, w.c., wash hand basin, part tiled walls, window to side, partial sloping ceiling.



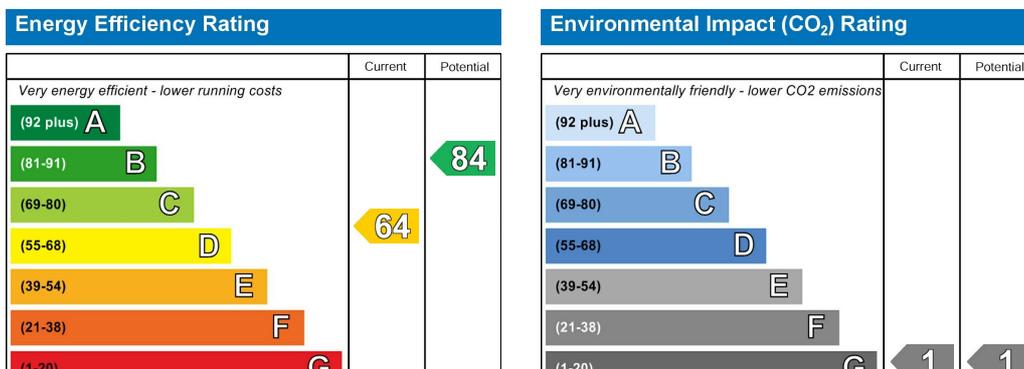
Externally

Front garden, side parking bay, open access to rear garden.



Services

We are advised all mains, please note age and untested services and boiler. 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

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