

## 15 Williams Terrace, Burry Port, SA16 0PG



**Offers in the region of £164,950**



We are delighted to offer For Sale a mid-terraced house, recently refurbished throughout, ready to move in to with no onward chain. Located in the sought after Town of Burry Port with local shops & cafes close by and the added attraction of the ever popular & picturesque Harbour & Beach.

This property makes for a an ideal First Time or Investment buy with the benefit of uPVC Double Glazing, Gas Central Heating and Good Sized Garden to the rear.

The accommodation comprises of Entrance Hallway with curved feature wall, Front Lounge, Sitting Room, Utility Room, Kitchen, Downstairs Bathroom and Three Bedrooms. Viewing By Appointment.

EPC Rating-D, Square Metres- 93, Council Tax- B

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**RICS**



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## Entrance Hallway

Via uPVC double glazed entrance door, cushioned flooring, smooth ceiling, two understairs storage cupboards, radiator, smoke alarm.



## Lounge

11'10" x 9'4" (3.63 x 2.85)

uPVC double glazed window to front, newly fitted carpet, smooth ceiling, radiator.



## Sitting Room

10'11" x 9'8" (3.33 x 2.97 )

Newly fitted carpet, smooth ceiling, radiator.



## Utility Room

5'8" x 5'5" (1.74 x 1.67)

Fitted worktop, fitted shelving to alcove, plumbing for washing machine, space for tumble dryer, cushioned flooring, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass,



## Kitchen

10'4" x 9'0" (3.15 x 2.76)

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, grill & 4 ring hob with extractor hood over, space for fridge/freezer, stainless steel sink unit, cushioned flooring, radiator, extractor fan, radiator, uPVC double glazed window to side.





## Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin & panelled bath with shower over, cushioned flooring, heated towel rail, extractor fan, uPVC double glazed window to rear with obscure glass, smooth ceiling, cupboard housing wall mounted 'Worcester' gas central heating boiler.



## First Floor

### Landing

Split level landing, smooth ceiling, access to attic space, newly fitted carpet.



### Bedroom 1

15'11" x 9'5" (4.86 x 2.88)

Two uPVC double glazed windows to front, radiator, smooth ceiling, newly fitted carpet.



## Bedroom 2

10'11" x 9'9" (3.35 x 2.98)

uPVC double glazed window to rear, radiator, smooth ceiling, newly fitted carpet.



## Bedroom 3

8'11" x 11'3" (2.72 x 3.43)

uPVC double glazed window to rear, radiator, smooth ceiling, newly fitted carpet.



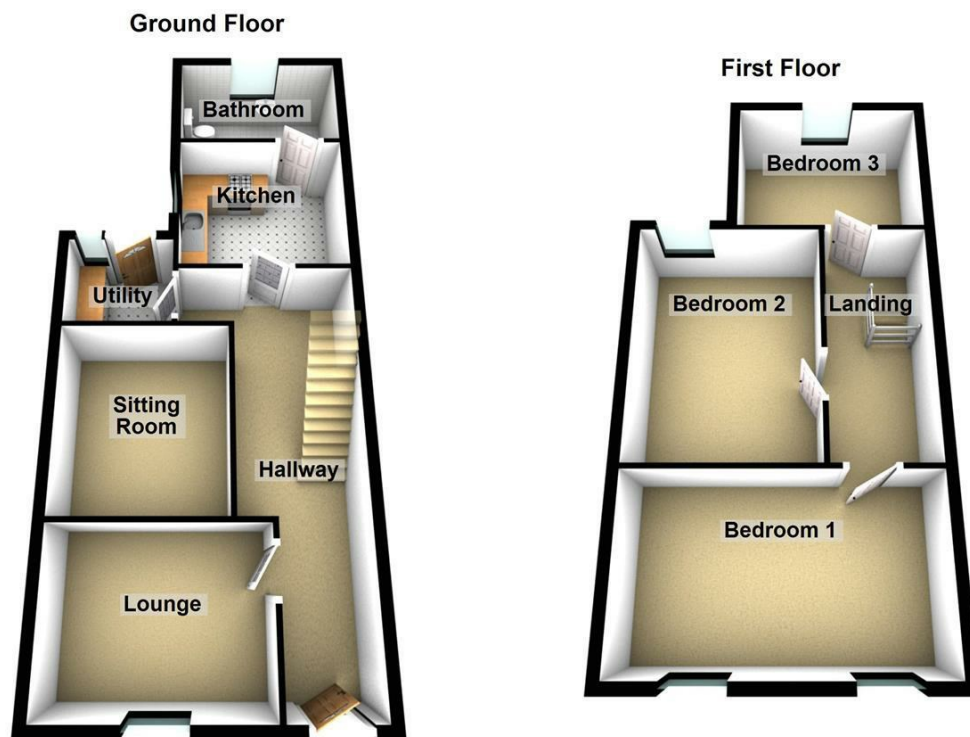
## External

Garden laid to lawn, outside tap, storage shed, storage outbuilding with corrugated roof.



## Services

Mains gas, electric, water & drainage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>65</div>	<div>88</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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

### 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.