

## 19 Heol Panteg, Burry Port, Carmarthenshire, SA16 0YH



**Asking price £250,000**



A detached double fronted welsh cottage dating back to the 1860's, extended to rear, offering three bedrooms, two bathrooms and two reception rooms, lots of off road parking to the front, substantial garage to the side, a big expanse of rear garden to enjoy with mature fruit trees.

There is no onward buying chain, the property is dated but opens up scope to develop and transform into a lovely modern home. Nestled on the outskirts of the harbour town of Burry Port on the Carmarthenshire coastline, beaches, walks, local schools, local shops and our best selling area. There is room to the rear to extend further ( subject to planning consents ) or enhance and enjoy the big rear garden.

**Mallard**  
chartered surveyors • estate agents • lettings

Proudly supporting  
*maggie's*



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

[www.mallard-properties.co.uk](http://www.mallard-properties.co.uk)

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



**RICS**



naea | propertymark

PROTECTED

## Entrance Hallway

Stairs to first floor, under stair cupboard, radiator, wall mounted consumer unit and meter.



## Living Room

13'4 x 10'4 (4.06m x 3.15m)

Window to front, fireplace, radiator, twin alcoves.



## Sitting Room

13'4 x 9'6 (4.06m x 2.90m)

Window to front, tiled fireplace, radiator, twin alcoves.



## Kitchen

15'0 x 8'8 (4.57m x 2.64m)

Range of base and wall units, worktop housing sink, space for cooker, space for fridge, part tiled walls, tiled floor, radiator, window to rear, door to rear, inset fireplace housing log burner.



## Utility Shower Room

10'10 x 9'0 (3.30m x 2.74m)

Window to rear, base unit housing sink, space for washing machine and tumble dryer, shower cubicle, W. C., tiled floor, part tiled walls, radiator.



## FIRST FLOOR



## Landing

Window to front, built in wardrobes ( please note previously had doorway and used as a small box room/dressing room ). Loft access hatch.



## Bedroom 1

13'5 x 10'5 (4.09m x 3.18m)

Window to front, radiator.



## Bedroom 2

13'5 x 9'5 (4.09m x 2.87m)

Window to front, radiator.



## Rear Landing

### Bedroom 3

11'4 x 9'2 (3.45m x 2.79m)

Window to side and rear, radiator, cupboard housing wall mounted boiler.



## Bathroom

10'6 x 9'3 (3.20m x 2.82m)

Three piece suite, bath, shower cubicle, wash hand basin, radiator, part tiled walls.



## Seperate W.C.

Window to rear, W.C.

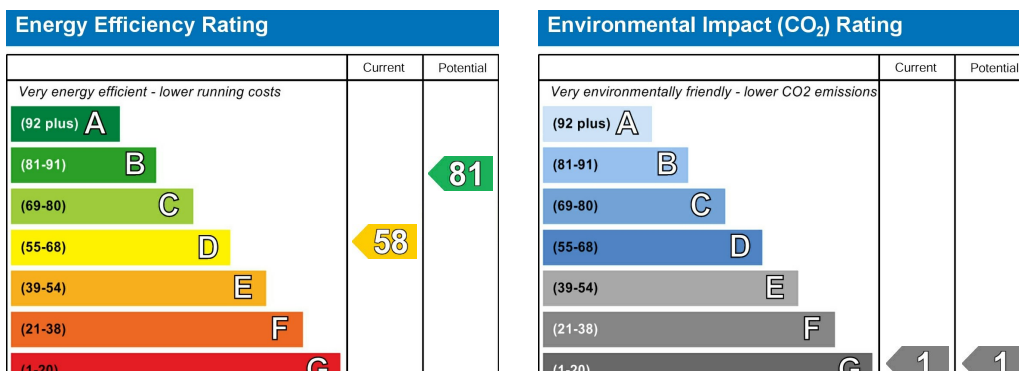
## Externally

Front double width driveway access to the garage. Lawn area to front and side gated access to rear. Rear paved patio area close to house, brick built storage shed and coal bunker, double door access to rear of garage. Large expanse of lawn area with mature apple and pear tree extending to rear, ample space to extend subject to planning consents. GARAGE: 26'4 x 13'6, rear window and double doors to rear with electrics.



## Services

We are advised all services are mains. Wide angled lenses have been used on occasion for wider viewpoint.



**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.