

1 Church Road, Burry Port, Carmarthenshire, SA16 0RY



Offers in the region of £99,995



End of terrace three bed cottage style property with parking to side and very long overgrown garden.

The property is a great project, offering scope. There is no onward buying chain.

The cottage is located right next to the railway crossing, has walking access to Burry Port itself, with its shops and cafes, access to the beaches, harbour and coastline. The garden is totally overgrown.

Accommodation is made up of front sitting room, open plan reception and kitchen area, ground floor bathroom. First floor has the three bedrooms.

EPC: D Square Metres: 82 Council Tax Band:

Entrance Porch



Front Reception

15'2 x 10'7 (4.62m x 3.23m)

Window to front, carpet, alcoves, radiator.



Reception Open to Kitchen

21'9 x 14'7(11'2) (6.63m x 4.45m(3.40m))

Open stairs to first floor, twin alcoves, untested fire, radiator. Kitchen area, base units, sink, space for freestanding cooker, washing machine and fridge freezer space, window and door to side, door to bathroom.



Bathroom

Bath, wash hand basin, window to rear, radiator.



FIRST FLOOR

Landing

Loft access.

Bedroom 1

13'7 x 8'5 (4.14m x 2.57m)

Window to front, radiator.



Bedroom 2

13'1 x 8'2 (3.99m x 2.49m)

Window to rear, radiator, cupboard housing modern boiler.

Bedroom 3

10'3 x 7'0 (3.12m x 2.13m)

Window to front.



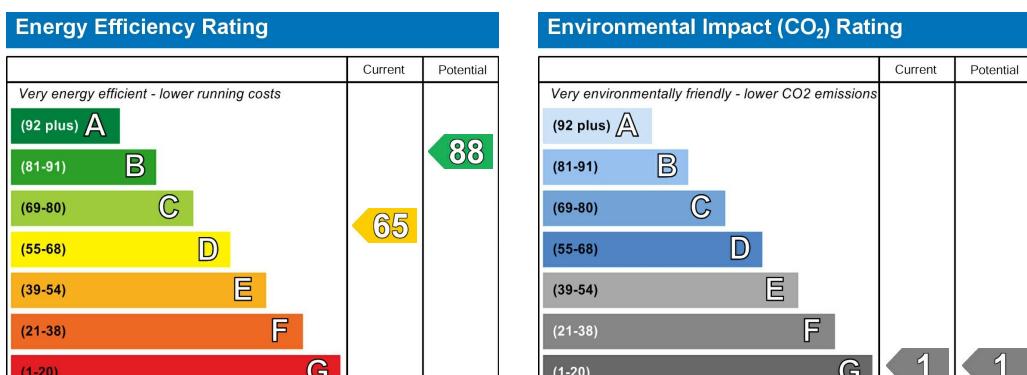
Externally

Parking area to side, side gate accesses side door, overgrown expanse of long garden to rear, see plan in photos. Please note the garden plan is approximate only.



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.