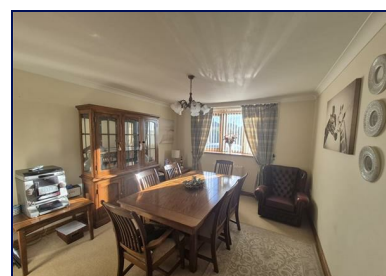


8 Heol Vaughan, Burry Port, Carmarthenshire, SA16 0HG



Offers in the region of £359,995



Location Location Location.

Close to Burry Port Harbour, with the coastline at the end of your road, Number 8 Heol Vaughan a four double bedroom semi-detached house, is the last but one house on the right hand side and has been extended to nearly double its size and finished to a high standard inside and outside.

The property offers off road parking for multiple vehicles on the driveway, you can fit a boat and cars, covered carport to side, with an enclosed rear garden. The living accommodation is spacious, benefiting from three reception rooms, four double bedrooms and three bathrooms in addition to light and airy kitchen, and handy utility. All planning and building consents are in place for the extension. The house is very well presented and immaculately maintained, Burry Port is one of our best selling areas and a lovely place to live, with beaches, coastal walks/cycle paths, independent local shops, a thriving community, and very handy train station.

EPC: D Square Metres: 151 Council Tax Band: C

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RICS



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PROTECTED

Entrance Hallway

Entered via a double glazed front door, stairs lead to first floor, central heating radiators, coved ceiling.



Living Room

24'2 x 11'3 (7.37m x 3.43m)

Double glazed window to front, two central heating radiators, double glazed window to front, under stairs storage cupboard with lighting and shelving, coved ceiling, feature gas fire with feature fire surround, double doors lead to the conservatory.



Dining Room

12'6 x 11'7 (3.81m x 3.53m)

Double glazed window to front, central heating radiator, coved ceiling.



Conservatory

14' x 10'6 (4.27m x 3.20m)

Double glazed windows and double glazed french doors face the rear and lead out to the rear garden, central heating radiator, vinyl flooring.



Kitchen

11'7 x 11'8 (3.53m x 3.56m)

Fitted with a range of matching base and wall units with 1 1/2 bowl stainless steel sink and drainer, integrated electric oven, four ring gas hob with extractor hood over, integrated dishwasher, integrated fridge, walls part tiled, vinyl flooring, central heating radiator, coved ceiling, double glazed window to side, door leads off to:



Utility Room

7'9 x 4'7 (2.36m x 1.40m)

Fitted with base units with space for washing machine, tumble dryer and freezer, part tiled walls, central heating radiator, vinyl flooring, coved ceiling, double glazed window to rear. Door leads to:



Cloak Room

4'7 x 3'2 (1.40m x 0.97m)

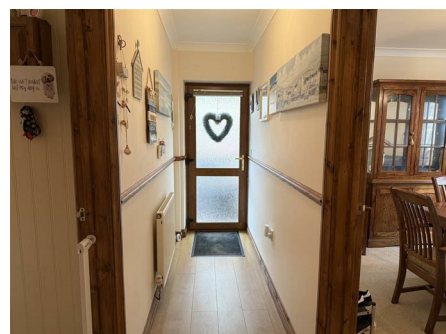
Fitted with a low level W.C and a vanity wash hand basin, central heating radiator, vinyl flooring, extractor fan, obscure double glazed window to rear.



Rear Hallway

11'7 x 3'1 (3.53m x 0.94m)

Double glazed door leads out to side drive way, dado rail, coved ceiling, central heating radiator, doors lead off to:



FIRST FLOOR Landing

Loft access, pull down ladder giving access to fully boarded loft with power and lighting.



Master Bedroom

12'1 x 11'6 (3.68m x 3.51m)

Double glazed window to front, coved ceiling, central heating radiator, fitted wardrobes, door to:



En-Suite

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

Fitted with a suite comprising of a low level W.C, vanity unit with sink, multiple cupboards, mirror with down lighters and shower cubicle with electric shower within, extractor fan, vinyl flooring, respetex wall paneling, obscure double glazed window to side.



Bedroom Two

12'9 x 10'3 (3.89m x 3.12m)

Double glazed window to front, fitted wardrobes, central heating radiator, coved ceiling.



Bedroom Three

10'6 x 9'6 (3.20m x 2.90m)

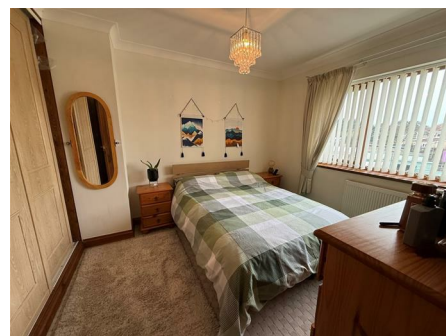
Double glazed window to rear, central heating radiator, coved ceiling, fitted wardrobes.



Bedroom Four

12'8 x 9'6 to wardrobes (3.86m x 2.90m to wardrobes)

Double glazed window to rear, central heating radiator, coved ceiling, fitted wardrobes housing Worcester boiler.



Shower Room

Fitted with a suite comprising of a low level W.C, vanity unit with sink and shower cubicle with electric shower within, extractor fan, cove ceiling, respetex wall paneling, vinyl flooring, central heating radiator, obscure double glazed window to rear.



Externally

The front of the property is fully enclosed with wrought iron gates, and wall boundary. The gated access gives off road parking for multiple cars, with the addition of a carport to the side. The rear of the property is fully enclosed and is laid to patio with a raised decking area, garden shed with both power and lighting,

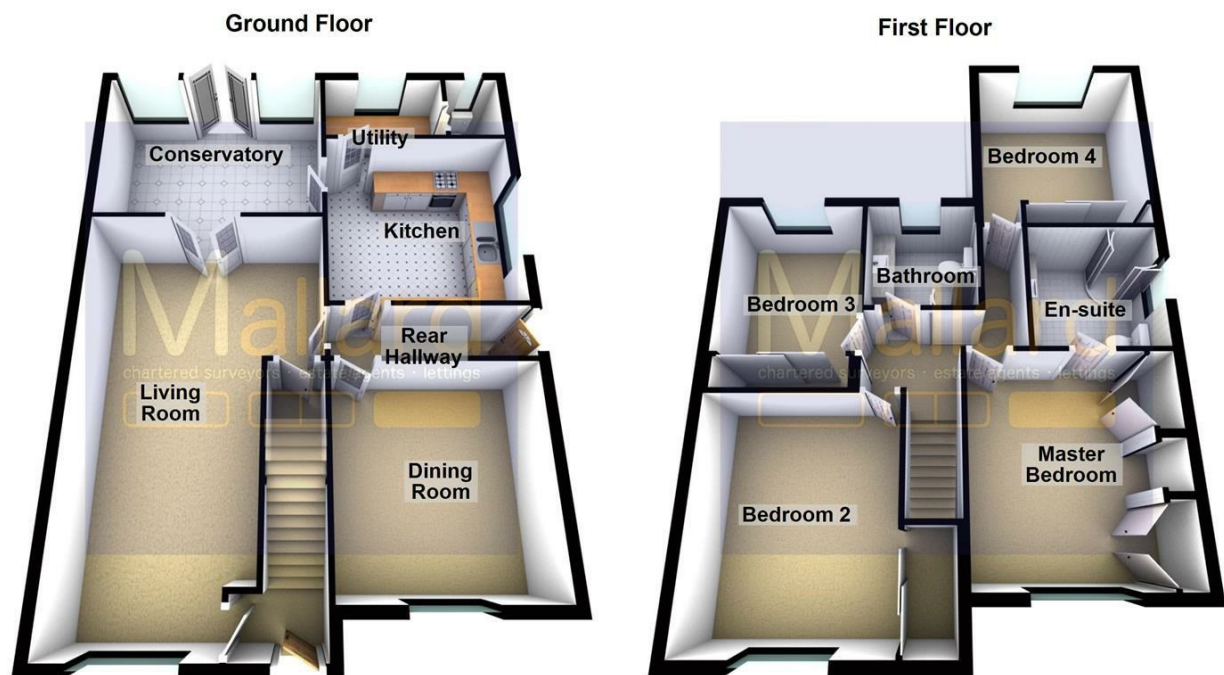


Services

We are advised that all mains services are connected to the property.

Council Tax Band - TBC

EPC - TBC



8 Heol Vaughan, Burry Port

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		

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.