

10 The Crescent, Burry Port, SA16 0PP



Offers in the region of £184,950



A Semi-Detached House located in Burry Port Town within walking distance of the local cafes, shops and train station. The popular harbour & beach are close by and Pembrey Country Park is a short drive away. Renovated by the current owners over the last few years, they have turned this into a lovely family home, ideal for First Time Buyers or as an Investment opportunity.

The property benefits from Gas Central Heating and an attractive, enclosed rear garden, complete with patio & decked areas, ideal for sitting out & entertaining. From the front upstairs, there are some far reaching sea views, perfect to wake up to every morning.

The Accommodation Comprises of Entrance Hallway, Lounge, Kitchen/Diner, Three Bedrooms and Bathroom.
EPC - D, Square Metres - 85, Council Tax - B

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PROTECTED

Entrance Hallway

Via uPVC double glazed entrance door, radiator, stairs to first floor, laminate flooring, smooth & coved ceiling, understairs storage cupboard.



Lounge

13'7" into alcoves x 10'0" (4.15 into alcoves x 3.06)

uPVC double glazed window to front, radiator, laminate flooring, smooth & coved ceiling.



Kitchen/Diner

20'0" x 9'3" (12'6" max) (6.11 x 2.84 (3.82 max))

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit. built in electric oven, grill & 4 ring hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled flooring, radiator, storage cupboard, uPVC double glazed French doors to rear, storage cupboard to alcove, uPVC double glazed window to rear, smooth ceiling.



First Floor

Landing

Access to loft space, smooth & coved ceiling.

Bedroom 1

9'11" x 11'11" (3.03 x 3.65)

uPVC double glazed window to front, radiator, two built in wardrobes.



Bedroom 2

uPVC double glazed window to rear, radiator, picture rail, laminate flooring, built in wardrobe, cupboard housing wall mounted gas central heating boiler.



Bedroom 3

8'9" x 9'0" (2.67 x 2.75)

uPVC double glazed window to front, radiator, smooth & coved ceiling, built in wardrobe.



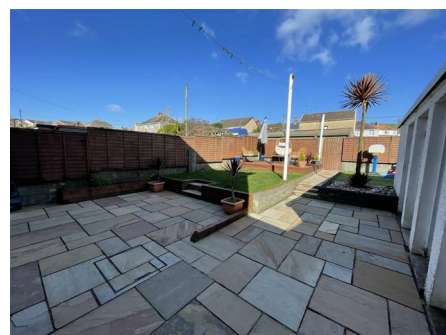
Bathroom

Fitted with a three piece suite comprising of low level W.C., wash hand basin set in vanity unit and panelled bath with shower over, partly tiled walls, cushioned flooring, smooth ceiling, heated towel rail, uPVC double glazed windows to side & rear with obscure glass.



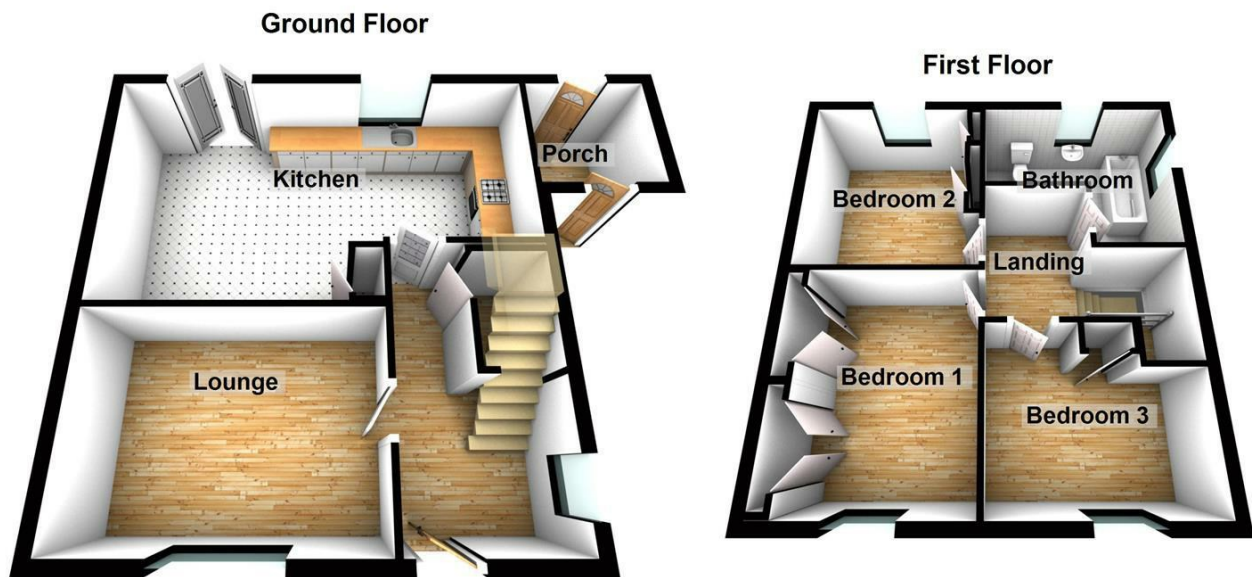
External

Front garden laid to lawn, side access to Porch with poly-carbonate roof and uPVC double glazed doors to front & rear, leading to rear garden with paved patio area, garden laid to lawn, raised bed to border, raised decked area, artificial grass to play area with feature stone bed, gated access to rear lane, outbuilding with storage and outside W.C..



Services

Mains gas, electric, water & drainage. Please note photos have been taken with a wide angle lens.



For Illustration Purposes Only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	67	84

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		
(39-54) E		
(21-38) F		
(1-20) G		
	1	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

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