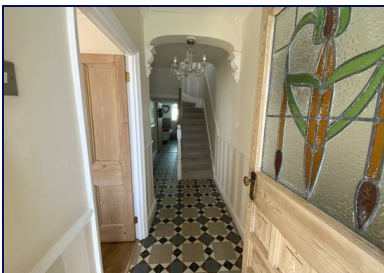


The Old Coal Merchants House and Stable, 32 Springfield Terrace, Burry Port, Carmarthenshire, SA16 0LN



No onward chain £325,000



No Chain - The Old Coal Merchants House and Stable on Springfield Terrace is located in the heart of Burry Port, a short walking distance from the town centre, train station, harbour, beach and local shops. The property offers three bedrooms with two reception rooms, conservatory, kitchen and utility room with the added bonus of a stunning self-contained one bedroom annexe with lounge, kitchen and shower room giving you the option to explore a holiday let option. Off road parking to the front of the property for several cars adds to the appeal of this property with stunning views of the harbour from the first floor. Gas Central Heating. Council Tax Band - C, EPC - D64.

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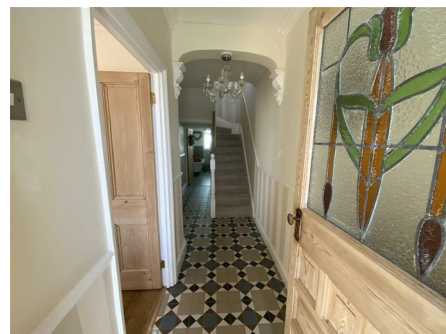
PROTECTED

Entrance Porch

Entered via double glazed front door, dado rail, stained glass door into:

Hallway

Stairs lead to the first floor with under stairs storage cupboard, art deco tiled flooring, radiator, coved and textured ceiling, doors lead to:



Lounge

12'10 x 10'1 (3.91m x 3.07m)

Double glazed window to front, radiator, recessed fireplace with original exposed stonework, slate hearth and wooden mantle, coved ceiling,



Dining Room

12'6 x 10'7 (3.81m x 3.23m)

Laminate flooring, radiator, two stained glass double glazed windows with fitted cupboard in recess, ornate fire surround with marble back and hearth and coat effect living flame gas fire in-situ, opens out to:



Kitchen

11' x 10'1 (3.35m x 3.07m)

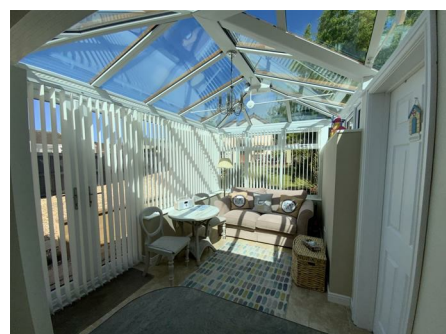
Fitted with a range of matching base and wall units, sink and drainer with stainless steel mixer tap, integrated electric oven, integrated microwave, ceramic hob with stainless steel extractor hood over, tiled flooring, coved ceiling, wall mounted Baxi boiler, double glazed window to side, radiator opens out to:



Conservatory

12'8 x 8'10 (3.86m x 2.69m)

Dwarf height brick wall with double glazed windows, double glazed glass roof, radiator, tiled flooring, double glazed French doors to side, door leads into:



Utility Room

8'8 x 5'6 (2.64m x 1.68m)

Fitted with a range of matching base and wall units with stainless steel sink, space for washing machine, space for fridge freezer, space for dishwasher, tiled flooring, double glazed glass roof, double glazed obscure window faces into the family bathroom, radiator.



Family Bathroom

11'5 x 6'7 (3.48m x 2.01m)

Fitted with a suite comprising of low level W.C, pedestal wash hand basin, roll-top bath with ornate feet and mixer shower taps and a walk in shower cubicle with electric shower, partial half wood panelled wall and partially tiled walls, extractor fan, coved ceiling, spot lighting, radiator, tiled flooring, obscure double glazed window to the rear (into utility room)



First Floor Landing

Dado rail, coved and textured ceiling, double glazed window to rear, loft access, doors lead to:



Bedroom One

13'3 x 10'11 (4.04m x 3.33m)

Double glazed window to front, radiator, coved and textured ceiling, laminate flooring.



Bedroom Two

10'11 x 8'4 (3.33m x 2.54m)

Double glazed window to rear, radiator, coved and textured ceiling, laminate flooring.



Bedroom Three

10' x 7'6 (3.05m x 2.29m)

Double glazed window to front, radiator, coved and textured ceiling, laminate flooring.



Externally

Driveway with large gated access leading onto further parking. Steps lead up to a path giving you access to the main entrance of the property with pedestrian access to the side, and a lawned raised garden. The rear enclosed garden is laid mainly to lawn with a chippings driveway which leads up to The Stable Annexe.



The Stable - Annexe

Decked veranda and double glazed stable door leads into:



Open Plan Hallway and Galley Kitchen

Laminate flooring, solid wood staircase to the first floor, under stairs storage, door to shower room, large opening into Lounge/Dining area. The kitchen area is fitted with matching high gloss base and wall units, stainless steel sink, drainer and mixer taps, integrated electric oven, ceramic hob and stainless steel extractor hood over, space for washing machine, space for under counter fridge, plinth heater, laminate flooring, tiled splash back, spot lighting, double glazed window to front, radiator.



Lounge/Dining

24'11 x 9'9 (7.59m x 2.97m)

Laminate flooring, wall mounted electric heater, wooden mantelpiece, large double glazed French doors to front, vaulted ceiling with exposed beams and three Velux windows, radiator.



Shower Room

6'6 x 5'10 (1.98m x 1.78m)

Fitted with a suite comprising of low level W.C, pedestal wash hand basin and shower cubicle with electric shower fitted and tiled enclosure, extractor fan, wall mounted electric heater, fully tiled walls, tiled flooring.



First Floor Bedroom

13'11 x 11'8 (4.24m x 3.56m)

Vaulted ceiling with exposed beams, double glazed windows to front and side, radiator.



Services

We are advised that all mains services are connected.

Council Tax Band - C

EPC - D64

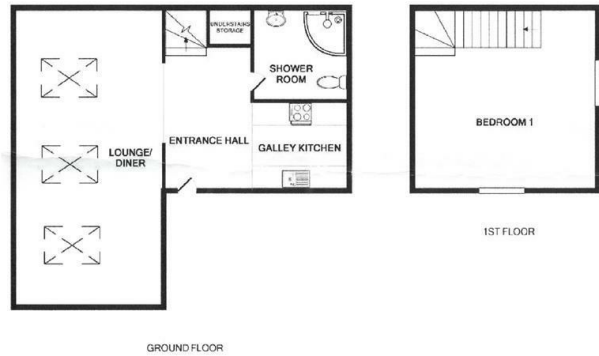
A virtual Tour of the property is available on our YouTube Page Mallard Properties or visit our website at www.mallard-properties.co.uk



Main Residence



The Stable



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		77
(81-91) B		
(69-80) C		
(55-68) D	58	
(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

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