

118 Dolau Fan Road, Burry Port, Carmarthenshire, SA16 0RG



Asking price £250,000



A semi-detached house situated on the outskirts of Burry Port on a popular residential development with panoramic coastal views. Beautifully renovated over the years by the current owners, viewing is recommended to appreciate the well appointed accommodation throughout and the delightful rear garden, complete with a variety of lovely areas to sit out and enjoy the views. There is also a pond, pergola and timber shed incorporating a bar.

Internally, comprising of Entrance Hallway, Lounge, Kitchen, Conservatory, Dining Room, Three Bedrooms & Bathroom. The property benefits from gas central heating, off road parking and integral garage. Viewing By Appointment. No onward Chain.

EPC: D Square Metres: 101 Council Tax Band: C

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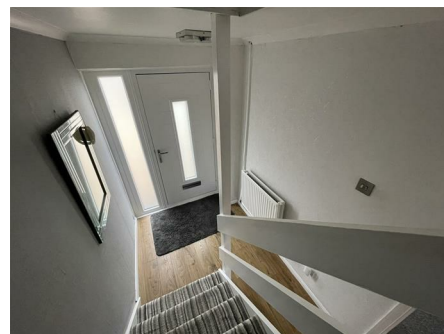
PROTECTED

Entrance

Via composite entrance door with obscure glass.

Entrance Hallway

Stairs to first floor, radiator, smooth ceiling, laminate flooring.



Lounge

12'3" x 12'4" (3.74 x 3.77)

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



Kitchen

8'2" x 17'11" (2.51 x 5.48)

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 ceramic sink unit with mixer tap, brick feature wall over worksurface, built in electric oven, grill & microwave, built in 4 ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, integrated dishwasher, laminate flooring, vertical radiator, two uPVC double glazed windows to rear, smooth & coved ceiling, door leads to:



Conservatory/Dining Room

26'7" x 9'7" (12'6" max) (8.12 x 2.94 (3.83 max))

of uPVC double glazed construction with poly-carbonate roof, two radiators, laminate flooring, smooth ceiling with spotlighting to dining area, uPVC double glazed French doors to side, door to:



Garage

9'5" x 12'9" (2.88 x 3.91)

Wall mounted gas central heating boiler, roller door.

First Floor

Landing

uPVC double glazed window to side with obscure glass, access to attic space.



Bedroom 1:

12'9" x 8'6" (3.89m x 2.61m)

Window to front, radiator, coved ceiling, fitted wardrobes with sliding doors.



Bedroom 2:

9'6" x 10'7"(l shaped) (2.92m x 3.24m(l shaped))

Window to rear, radiator, coved ceiling, fitted wardrobes with sliding doors.



Bedroom 3:

6'11" x 6'8"(9'9" max) (2.13m x 2.04m(2.98 max))

Window to front, radiator, coved ceiling, laminate floor.



Bathroom:

With w.c. & wash hand basin, panelled bath with shower over, extractor fan, fully tiled walls, tiled floor, heated towel rail, 2 windows to rear with obscure glass.



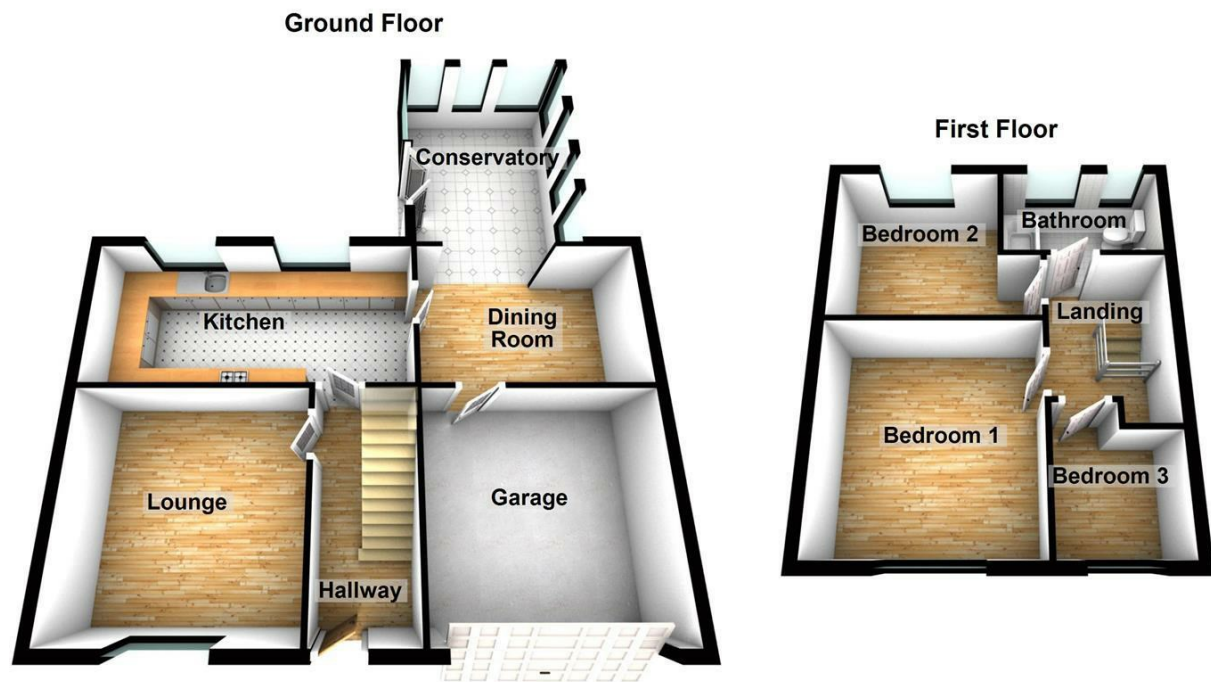
Externally:

Block paved driveway, gated side access to rear garden laid to lawn with decked seating area with pergola, laid with artificial grass bordered with slate paving up to stone built pond, raised decking, steps up to porcelain tiled patio area with views. Timber shed incorporating a bar with electricity and lighting.



Services:

Mains water, gas, electricity and drainage.



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	62	76
(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		
(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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