

## 11 Gors Road, Burry Port, Carmarthenshire, SA16 0EL



**Asking price £155,000**



An opportunity to purchase a charming end of terrace house located in Burry Port. Within walking distance of the Town Centre and close to the local Harbour and Beach. Viewing is recommended to appreciate this delightful cottage style property, with the benefit of an attractive rear garden and fully insulated Summer House.

The accommodation comprises of Entrance Hallway, Open plan Lounge/Dining Room, Kitchen, Utility, Two Bedrooms and Bathroom. Externally there is a front forecourt and enclosed Rear Garden with Outbuilding and Workshop. Council Tax band -B, EPC Rating - tbc. Viewing By Appointment.

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## **Entrance Porch**

uPVC double glazed entrance door, tiled flooring, textured ceiling.

## **Entrance Hallway**

Stairs to first floor, radiator, textured ceiling, laminate flooring, smoke alarm.

## **Lounge**

**14'6" x 10'6" (4.43 x 3.21)**

Smooth & coved ceiling, laminate flooring, radiator, uPVC double glazed window to side with obscure glass, fireplace with marble hearth and surround and coal effect electric fire, opening through to:



## **Dining Room**

**11'1" x 7'10" (3.39 x 2.41)**

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



## **Kitchen**

**14'4" x 7'2" (4.37 x 2.20)**

Fitted with a range of base units with complimentary worksurface over, built in electric oven, grill & 4 ring gas hob with extractor hob over, integrated fridge and separate freezer, stainless steel sink unit, walls tiled over worksurface, tiled flooring, feature glass brick wall to rear, smooth & coved ceiling, door to:



## **Pantry**

With shelving, poly-carbonate roof.

## **Utility Room**

Poly-carbonate roof, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass, plumbing for washing machine, space for tumble dryer.

## **First Floor**

### **Landing**

Hatch to loft space, radiator, smooth & coved ceiling, engineered oak flooring.

## Bedroom 1

12'6" x 13'3" (3.82 x 4.06)

uPVC double glazed window to front, radiator with fitted cover, smooth & coved ceiling, built in wardrobes with hanging space and shelving, cupboard housing wall mounted gas central heating boiler, engineered oak flooring.



## Bedroom 2

14'1" x 7'1" (4.31 x 2.18)

uPVC double glazed window to rear, smooth ceiling, varnished timber flooring, radiator with fitted radiator cover.



## **Bathroom**

Fitted with a three piece suite comprising of low level W.C. and wash hand basin set in vanity unit with storage units and walk in shower, partly tiled walls, smooth ceiling, heated towel rail, engineered oak flooring, timber sliding door, uPVC double glazed window to rear.



## **External**

Front forecourt, are laid with slate chippings and tiled pathway, rear garden with patio area, brick built outbuilding with 2 storage sheds of which include low level W.C. and pedestal wash hand basin, Workshop of timber construction with electric and workbench, flower beds with an array of various tress and shrubbery and laid with bark, areas laid with ornamental chippings and part laid to lawn with stepping stones, steps up to decking leading to Summer House.

## **Summer House**

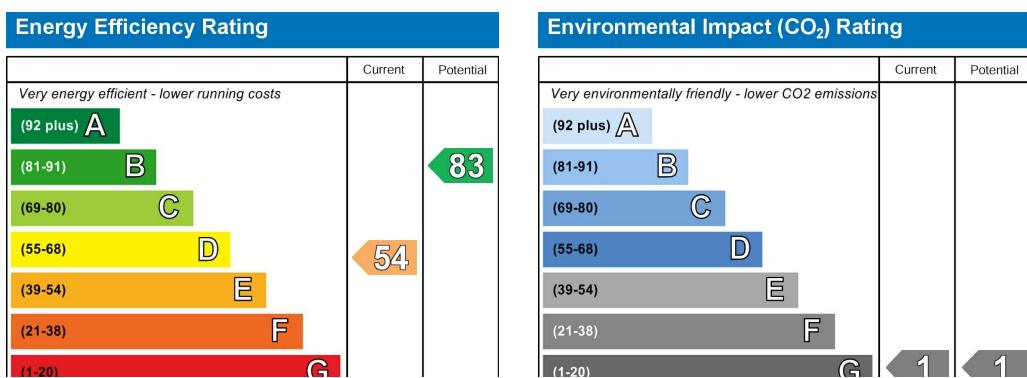
**15'4" x 9'5" (4.69 x 2.88)**

Of timber construction, Fully insulated, electric, bordered by pathways laid with ornamental chippings.

## **Services**

We have been advised that there is mains gas, sewerage, water and electric.

Please noted the photos have been taken with a wide angle lens.



**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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