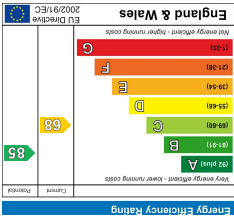
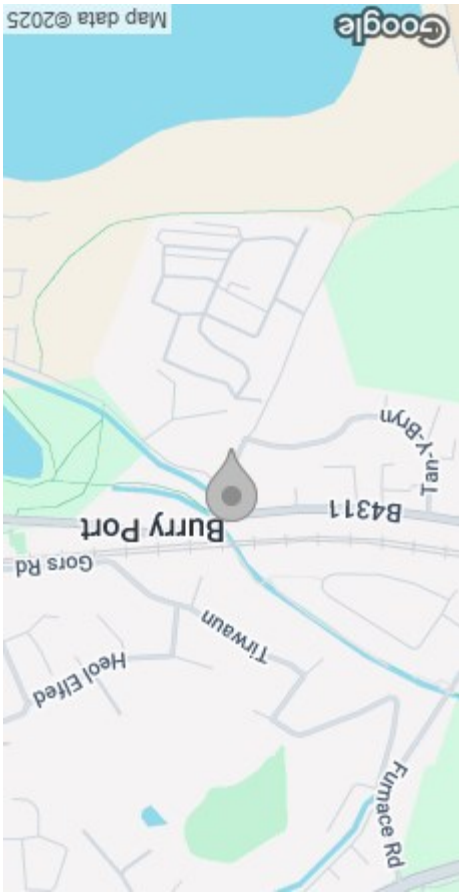


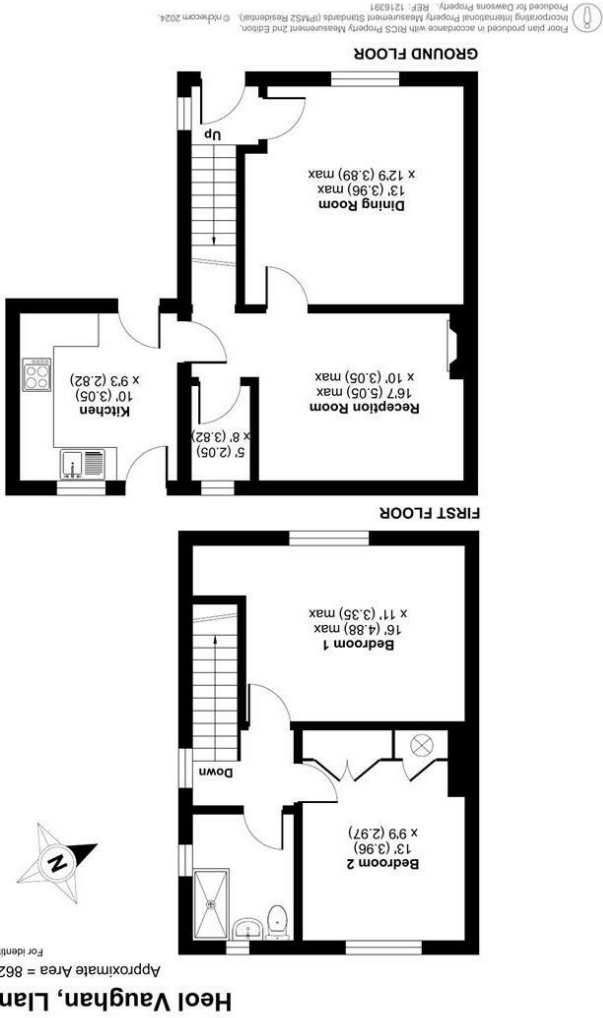
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



6 Heol Vaughan
, Burry Port, SA16 0HF
Offers Around £147,500

2 1 2 D

GENERAL INFORMATION

Welcome to this charming two-bedroom semi-detached house located in the Town of Burry Port. Situated on the edge of the harbour, this property offers a prime location that is sure to captivate your heart.

As you step inside, you are greeted by two reception rooms, kitchen, utility area. First floor 2 bedrooms and shower room.

Although this house is in need of updating, it presents a wonderful opportunity to create a home tailored to your tastes and preferences. Imagine the possibilities as you transform this blank canvas into your dream abode.

One of the highlights of this property is the good-sized rear garden. Whether you have a green thumb or simply enjoy basking in the sun, this garden is sure to delight you.

Don't miss out on the chance to own a piece of this sought-after location in Burry Port. Embrace the potential that this property holds and envision the life you could build in this charming coastal town.

Ex local Authority, Tenure - Freehold=Council Tax Band B= EPC-D

FULL DESCRIPTION

Entrance

Hallway

Dining Room
12'11" x 12'9" max (3.94m x 3.89m max)

Reception Room
16'6" x 10'0" max (5.05m x 3.05m max)

Utility Area

Kitchen
10'0" 9'3" (3.05m 2.82m)

First Floor

Landing



Bedroom One
16'0" x 10'11" max (4.88m x 3.35m max)

Bedroom Two
12'11" x 9'8" (3.96m x 2.97m)

Shower Room

External

Material Information
Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

Additional Information
You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - YES: British Gas
Gas -YES: British Gas
Water - YES - Welsh Water
Broadband: NO

