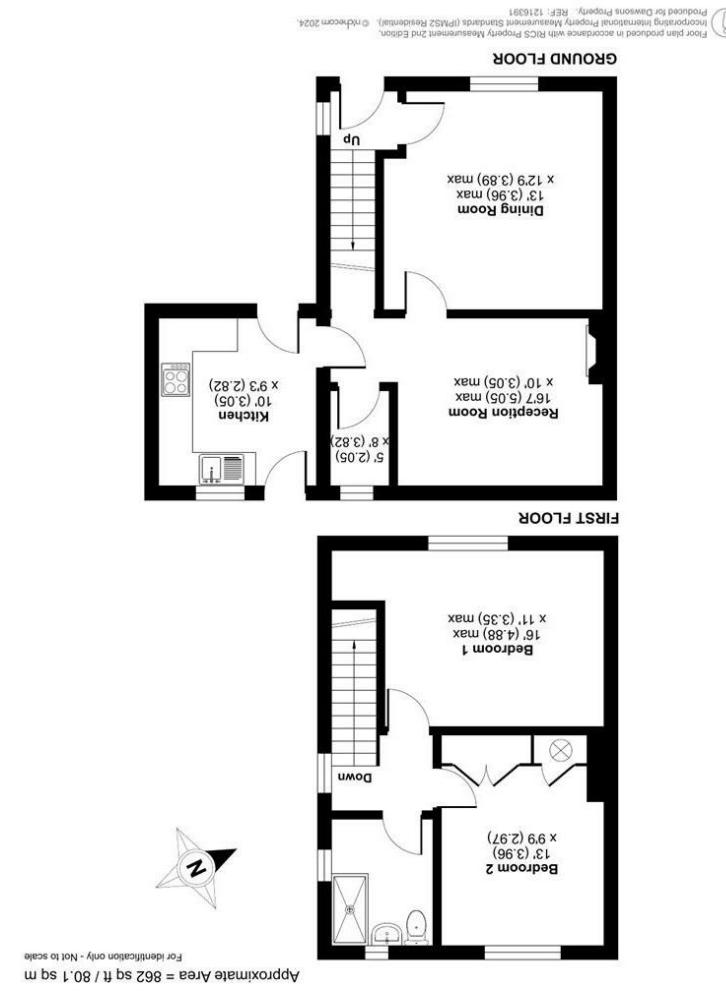


EPC



AREA MAP



Heol Vaughan, Llanelli, SA16

FLOOR PLAN



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



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.

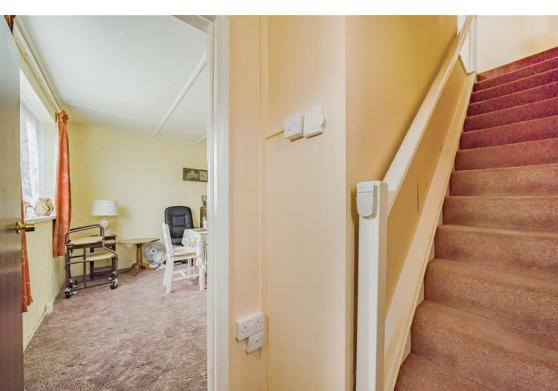
Don't miss out on the chance to own a piece of this sought-after location in Burry Port. Embrace the potential that this property holds and envision the life you could build in this charming coastal town.

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

