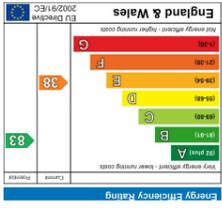
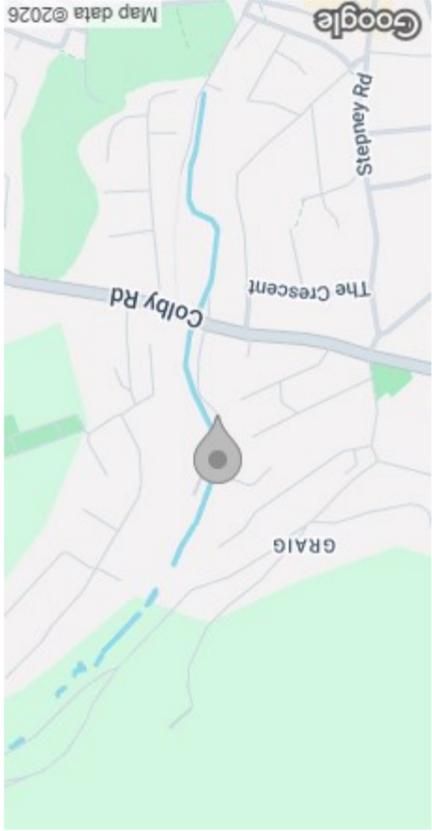


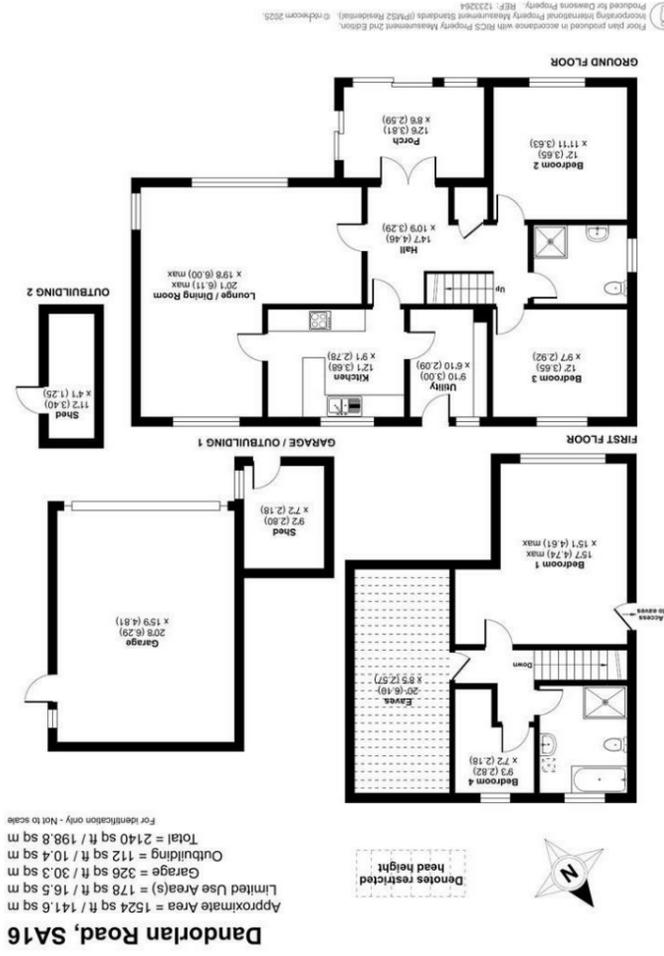
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EPC



AREA MAP



FLOOR PLAN



Swn Y Nant Dandorlan Road
 Burry Port, Carmarthenshire, SA16 0RA
Asking Price £450,000

4 Beds, 2 Bathrooms, 2 Living Areas, F (Fireplace)

GENERAL INFORMATION

Nestled on the charming Dandorlan Road in Burry Port, this delightful detached house offers a perfect blend of modern living and comfortable family space. With four well-proportioned bedrooms, this property is ideal for families seeking room to grow or those looking for a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The modern kitchen is a standout feature, designed to meet the needs of contemporary living while offering a stylish and functional space for culinary pursuits.

The property boasts two bathrooms, ensuring convenience for all residents and guests alike. Outside, there is ample parking available as well as a garage adding to the practicality of this lovely home. One further advantage with this home is the granted planning for a detached dwelling within the grounds offering an exciting opportunity for the new owners.

This residence is not just a house; it is a place where memories can be made. The location in Burry Port offers a delightful community atmosphere, with local amenities and beautiful coastal scenery just a stone's throw away.

FULL DESCRIPTION

ENTRANCE

Long driveway to front of the property leading to garage. The front of property is laid mainly to lawn area with small patio area. Sliding patio doors into:-

SUN LOUNGE

12'6" x 8'6" (3.81m x 2.59m)

Ceramic tiled flooring, double oak doors with glass panels into:-

HALLWAY

Stairs to first floor, radiator, storage cupboard, ceramic tiled flooring. Door into:-

LOUNGE/DINING ROOM

20'0" x 19'8" (6.11 x 6)

Triple aspect room having double glazed windows to front, rear and side aspect. Two wall mounted radiators, laminate wood flooring. Door into:-

KITCHEN

12'0" x 9'1" (3.68m x 2.78)

Fitted with a modern range of wall and base units with worktops over having inset stainless steel bowl and a half sink unit. Double glazed window overlooking rear garden, space for electric cooker with glass splashback and extractor hood over, breakfast bar area, laminate wood flooring, coving to ceiling, radiator. Door into:-

UTILITY ROOM

9'10" x 6'10" (3.00m x 2.08m)

Fitted with a modern range of wall units with worktops over, plumbing and space for tumble dryer under, space for freestanding fridge freezer, coving to ceiling, double glazed window and door opening to rear garden.



BEDROOM TWO

11'11" x 11'10" (3.65m x 3.63m)

Double glazed window to front aspect, radiator.

SHOWER ROOM

7'4" x 8'4" (2.24m x 2.54m)

Double shower with mains shower, pedestal wash hand basin, W.C, ceramic tiled floors and walls, frosted glazed window to side aspect, coving to ceiling, radiator.

BEDROOM THREE

11'11" x 9'6" (3.65m x 2.92m)

Double glazed window overlooking rear garden, radiator.

FIRST FLOOR

Reached via stairs found in Hallway.

LANDING

Doors to:-

BEDROOM ONE

15'6" x 15'1" (4.74m x 4.61m)

Double glazed window to front aspect, radiator, door into walk-in wardrobe with storage into eaves, cupboard housing boiler.

BATHROOM

7'7" x 10'4" (2.31m x 3.15m)

Newly fitted four piece suite comprising: Double shower housing 'Mira' sport electric shower, panelled bath, pedestal wash hand basin, W.C, ceramic tiled flooring, frosted double glazed window to rear aspect, towel radiator/warmer, attic access, extractor fan.

BEDROOM FOUR

9'3" x 7'1" (2.82m x 2.18m)

Double glazed window overlooking rear garden, radiator.

ATTIC ROOM/STORAGE

20'3" x 8'5" (6.19m x 2.57m)

Eaves storage could be boarded and utilised as study, play room etc.

EXTERNALLY

GARDEN

Enclosed rear garden laid mainly to lawn, with patio area, stream running along the side of the property. Please note a treatment programme for knotweed has been on going at the property.

PLANNING

Planning Applications

Reference: S/25992

Application Type: Full Planning

Proposal: DETACHED DWELLING HOUSE AND GARAGE

Location: LAND REAR OF SWN Y NANT, DANDORLAN

ROAD, BURRY PORT, CARMS, SA16 0RA

Decision: Full Granted

MATERIAL AND ADDITIONAL INFORMATION

Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceilings, original production of **down-pipes, guttering, soil pipes, this list is not exhaustive. We recommend that you conduct your own checks.

