



31 Dolau Fan Road, Burry Port, SA16 0RF

£245,000

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Davies Craddock Estates are delighted to present for sale this dormer bungalow, peacefully nestled in a cosy cul-de-sac setting on the desirable Dolau Fan Road, Burry Port.

This well-proportioned home offers versatile living accommodation across two floors.

Ground Floor: Features a comfortable Living Room, a Kitchen Diner, a versatile Study Space, a Shower Room, and a Ground Floor Bedroom offering flexibility.

First Floor: Boasts Two Generous Double Bedrooms.

External: A Driveway provides ample off-road parking and leads to a Detached Garage for secure storage or a workshop. The rear garden tiered space featuring both Patio and Lawn Areas.

The property is ideally situated in Burry Port, offering a wonderful blend of coastal living and convenience. Burry Port Harbour is within easy reach, perfect for walks and leisure activities. The town centre provides a variety of local amenities, including shops, cafes, and primary schools, all contributing to a vibrant community atmosphere. Excellent transport links are available via the local train station and nearby road networks, making it an ideal location for commuters and families alike.

Early viewing is essential to see what this property has to offer.





Entrance

Door into:

Hallway

Storage cupboard, radiator.

Lounge

12'0" x 16'0" approx (3.67 x 4.89 approx)

Window to fore, feature fireplace with gas fire, radiator.

Kitchen Diner

16'9" x 11'10" approx (5.12 x 3.62

approx)

Windows to side and rear, vinyl flooring, partly tiled walls, wall and base units with worktop over, gas hob and electric oven with extractor hood over, sink and drainer, space for fridge freezer, washing machine and tumble dryer, radiator, door to side.

Bedroom One

11'10" x 9'11" approx (3.62 x 3.04

approx)

Window to fore, radiator.



Office/Study Space

10'9" x 9'11" approx (3.28 x 3.03 approx)

Stairs to first floor, window to rear.

Wet Room

6'1" x 7'5" approx (1.87 x 2.27 approx)

Window to rear, W/C, pedestal wash hand basin, shower, airing cupboard, radiator.

First floor

Bedroom Two

11'1" x 10'11" approx (3.39 x 3.35

approx)

Window to rear, storage cupboard, radiator.

Bedroom Three

13'2" x 9'4" approx (4.02 x 2.87 approx)

Window to fore, fitted wardrobes, radiator.

Externally

Tiered garden with patio and lawn area, driveway leading to garage (not inspected)



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Doma Bungalow
- Three Bedrooms
- Driveway & Garage
- Cul-De-Sac Location
- Mains Gas, Electric, Water & Drainage
- Council Tax - C (March 2026)
- EPC - C
- Freehold
- Viewing Essential

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Average Broadband Speed

Estimated



Mobile Coverage

Based on indoor network strength



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 of representation 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.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

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A REVIEW**



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