



14 Heol Vaughan, Burry Port, SA16 0HG

£144,995

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**Davies**  
CRADDOCK



We are delighted to present for sale this three bedroom semi detached property, in the sought after location of Heol Vaughan , Bury Port.

The property is situated within walking distance to Burry Port Harbour along with ease of access to the Millennium Coastal Path with the popular Cefin Sidan Beach and Pembrey Country Park further afield.

The town of Burry Port with all associated amenities in located approximately one mile away with the town of Llanelli & Carmarthen being located approximately six miles and fifteen miles away respectively.

The property comes with no onward chain and comprises:

#### **Entrance**

uPVC door into:

#### **Hallway**

Window to the side, stairs to first floor, radiator.

#### **Sitting Room**

13'6 x 10' approx (4.11m x 3.05m approx)

Window to the fore, gas fire, radiator.







## Lounge/Dining Room

18'4 x 12'5 approx (5.59m x 3.78m approx)

Window and patio door to the rear, laminate flooring, electric fire, radiator.

## Kitchen

17'6 x 8'2 approx (5.33m x 2.49m approx)

Windows to fore and rear, tiled flooring, wall and base units with worktop over, gas hob and electric oven, sink and drainer, space for washing machine and fridge freezer, radiator.

## First Floor Landing

Window to the side.

## Bedroom One

12' x 11'1 approx (3.66m x 3.38m approx)

Window to the fore, feature fireplace, radiator.

## Bedroom Two

10'8 x 9'9 approx (3.25m x 2.97m approx)

Window to the rear, built in cupboards, radiator.

## Bedroom three

9' x 8'7 approx (2.74m x 2.62m approx)

Window to the fore, storage cupboard, radiator.

## Bathroom

8'7 x 8'1 approx (2.62m x 2.46m approx)

Windows to the rear and side, fully tiled walls, W/C, pedestal wash hand basin, shower cubicle, corner bath, radiator.

## Externally

Enclosed rear garden mainly laid to lawn with off road parking and garage to the rear. Off road parking to the fore.



- Semi Detached House
- Two Reception Rooms
- Three Bedrooms
- Approx m2 TBC
- Bathroom
- Off Road Parking
- Garage
- No Chain
- Council Tax Band B
- EPC Rating TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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