



5 Bryn Avenue, Burry Port, SA16 0SG

£259,995

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Davies Craddock Estates are pleased to present for sale this charming detached property located on Bryn Avenue, Burry Port.

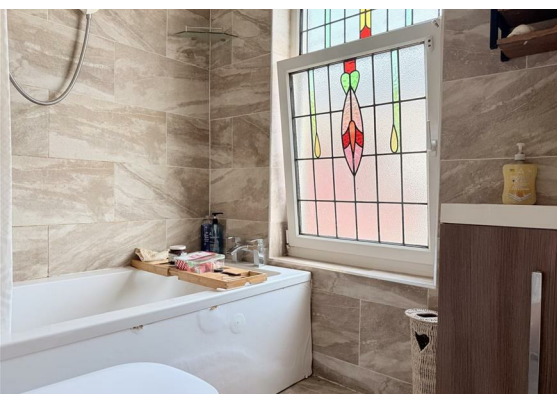
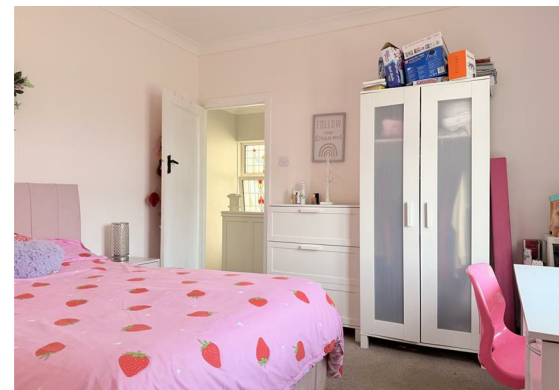
Upon entering, the property features a welcoming porch way that opens into an entrance hallway. This leads into a cozy reception room, followed by a spacious, open-plan living and dining area that flows into the kitchen. The ground floor also benefits from a convenient cloakroom and a spacious conservatory, which opens directly out onto the rear garden—perfect for relaxing or entertaining. Upstairs, the accommodation comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a private driveway leading to a detached garage, offering off-road parking. The beautifully enclosed rear garden features a raised patio area with steps leading down to a decked seating space and lawn.

Perfectly positioned to take advantage of everything this picturesque coastal town has to offer, the property is within walking distance of local primary and secondary schools, the bustling town center, and excellent transport links—including the nearby Pembrey & Burry Port railway station. For those who love the outdoors, the beautiful Burry Port Marina, Millennium Coastal Park, and scenic beaches are all just minutes away.

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





Entrance Porch

Tiled flooring.

Hallway

Stairs to first floor, wooden flooring, radiator.

Reception One

Window to side, under stairs storage, radiator.

Living Room

Bay window to front, double doors to rear, part carpet part wood flooring, two radiators.

Kitchen

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for cooker, extractor hood over, space for washing machine, dishwasher and fridge freezer, windows and double doors to rear, tiled flooring.

Cloakroom

Fitted with W/C, hand wash basin, wall mounted boiler (Baxi), tiled flooring.

Conservatory

Patio doors to rear, door to side, tiled flooring.

First Floor Landing

Window to side.

Bedroom One

Window to rear, radiator.

Bedroom Two

Window to front, radiator.

Bedroom Three

Window to rear, radiator.

Bathroom

Fitted with W/C, hand wash basin set in vanity, panelled bath with shower over, heated towel rail, window to front, Tiled walls and flooring.

Externally

Front : Driveway leading to garage side gate access.
Rear : Raised patio area, steps down to decking area leading to lawn.

Garage

Roller shutter door to front, window to side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

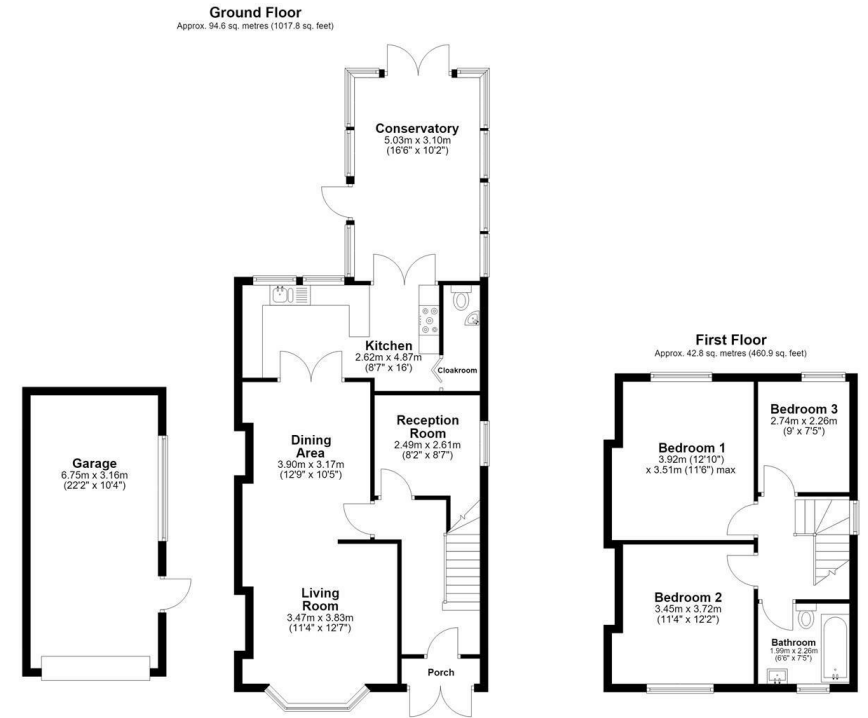
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.

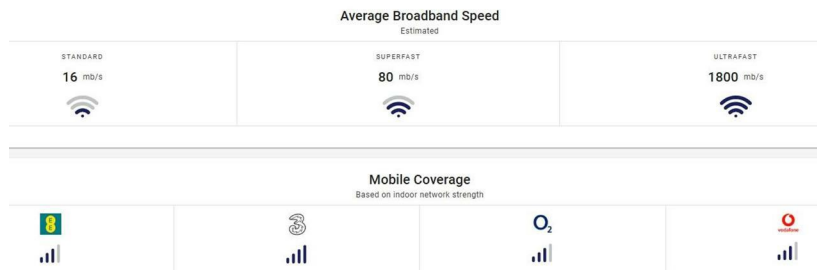


- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Garden
- Driveway & Gagage
- Council Tax Band - D (information)

- provided by local authority and subject to change)
- EPC - C Approx. 122m2
- Mains Gas, Electric, Water & Drainage
- Freehold
- Sought After Area



Total area: approx. 137.4 sq. metres (1478.7 sq. feet)



We'd love to hear what you think!

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