



5 Burry Road, Burry Port, SA16 0AT

£114,995

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Davies Craddock Estates are pleased to present for sale this semi-detached property on Burry Road in the sought after area of Burry Port.

Set within very close proximity to Burry Port Harbour, the Millennium Coastal Path, local Schools and all other associated amenities.

The property offers a spacious living room, and kitchen on the ground floor with two bedrooms and family bathroom on the first. Externally, the property boasts it's own drive for off road parking and an enclosed rear garden with outbuilding.

With no onward chain, early viewing is essential to see what this property has to offer.

Briefly comprising of;

Entrance

Door into:

Hallway

Stairs to first floor, window to side, tiled flooring, under stairs storage cupboard.





Lounge

19'5" x 11'0" approx (5.92 x 3.36 approx)

Windows to fore and rear, two radiators.

Kitchen

12'0" x 7'11" approx (3.67 x 2.42 approx)

Windows to rear and side, wall and base units with worktop over, space for cooker, fridge freezer and washing machine, sink and drainer with mixer tap, door to side.

First Floor Landing

Window to side, loft access, storage cupboard housing boiler.

Bedroom One

14'5" x 9'0" approx (4.41 x 2.75 approx)

Window to fore, storage cupboard, radiator.

Bedroom Two

10'3" x 10'1" approx (3.13 x 3.09 approx)

Window to rear, radiator.

Bathroom

6'11" x 6'2" approx (2.12 x 1.90 approx)

Window to rear, partly tiled walls, vinyl flooring, W/C, pedestal wash hand basin, bath, radiator.

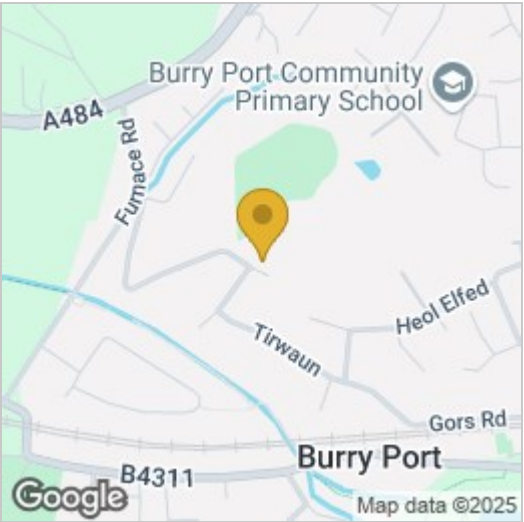
Externally


Enclosed rear garden, outbuildings (not inspected).

Off road parking to fore.



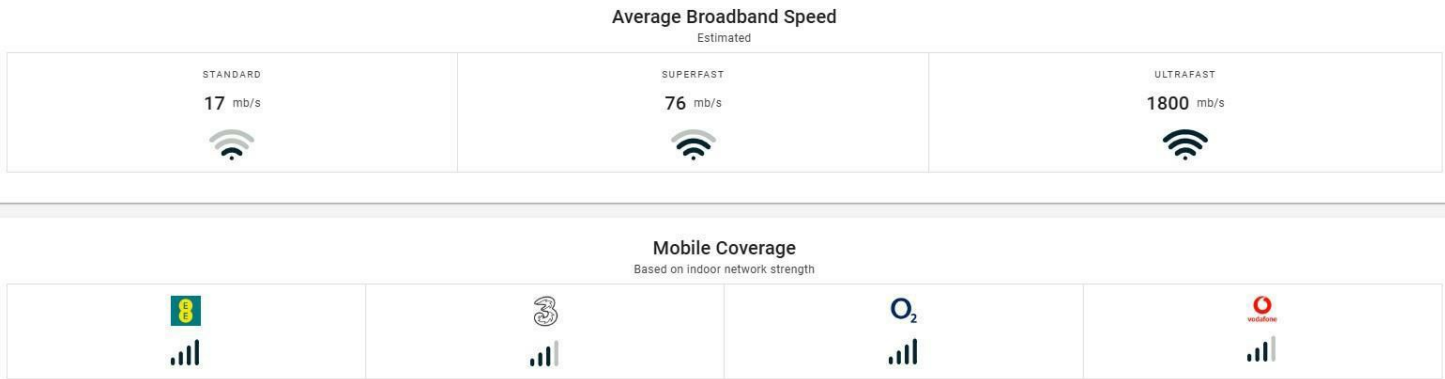
To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	87
(81-91) B		
(69-80) C		
(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
		



- Semi- Detached Property
- Two Bedrooms
- Enclosed Garden
- Driveway For Off Road Parking
- On Onward Chain
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Approx 63m2
- Council Tax - B (Dec 24)
- Freehold



These particulars, whilst believed to be accurate 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 firms 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 fitments or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, 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. 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.