



1 Dandorlan Road, Burry Port, SA16 0RA
£175,000



Davies Craddock Estates is pleased to present for sale this charming end-of-terrace property located on Dandoran Road, Barry Port.

This well-presented home has been thoughtfully reconfigured to maximize space and light. The ground floor offers a spacious, living and dining area that leads into a well-appointed kitchen, complete with a convenient cloakroom. Upstairs, you'll find a spacious versatile landing space, two double bedrooms and a modern family bathroom.

Externally, the property boasts a private driveway for off-road parking. To the rear, there is an enclosed tiered garden featuring two patio areas, lawn and a large wooden shed/workshop providing excellent additional storage or hobby space.

Perfectly situated in the popular coastal town of Barry Port. The property is within easy reach of Barry Port Harbour, the Millennium Coastal Path, and Pembrey Country Park. Local amenities are plentiful, with independent shops, primary and secondary schools, and the Pembrey & Barry Port Railway Station all nearby, providing excellent transport links to Llanelli, Swansea, and beyond.

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





Entrance Hallway
Radiator, wooden flooring, stairs to first floor.

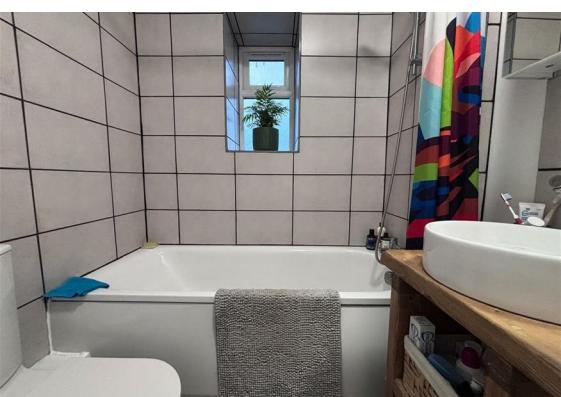


Lounge/Diner
19'11" x 11'4" approx. (6.09 x 3.46 approx.)
Bay window to front, two windows to side and one to rear, under stairs storage cupboard, wood effect vinyl flooring, two radiators, log burner.

Kitchen
9'0" x 12'8" approx. (2.75 x 3.88 approx.)
Fitted with wall and base units with worktop over, oven and gas hob with extractor hood over, Belfast sink with mixer tap, space for fridge/freezer and washing machine. Wall mounted boiler (LOGIC) Tiled flooring, radiator, two windows and door to side.



Cloakroom
2'6" x 4'10" approx. (0.78 x 1.48 approx.)
Fitted with W/C, hand wash basin, window to rear, tiled flooring.



Stairs and Landing
Window to rear, loft access (part boarded)

Bedroom One
14'11" x 8'5" approx. (max) (4.55m x 2.57m approx. (max))
Two windows to front, radiator, wooden flooring

Bedroom Two
8'4" x 7'8" approx. (2.56 x 2.34 approx.)
Window to rear, radiator.

Bathroom
5'6" x 8'4" approx. (max) (1.69 x 2.56 approx. (max))
Fitted with W/C, hand wash basin, panelled bath, heated towel rack, part tiled walls, window to side.

External
FRONT : Driveway
REAR : Enclosed tiered garden with two patio areas, lawn and wooden shed/workshop.



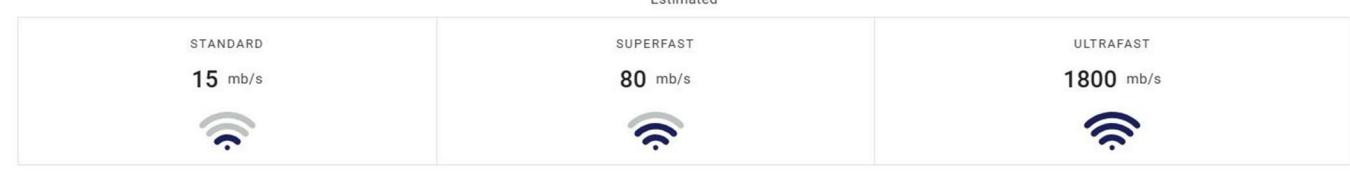
- End Property
- Two Bedrooms
- Well Presented Throughout
- Driveway
- Enclosed Rear Garden
- Mains Gas, Electric, Water & Drainage
- Council Tax - B (January 2025)
- EPC - D
- Freehold
- Viewing Essential

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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 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!
LEAVE US A REVIEW



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