



46 Burrows Terrace, Burry Port, SA16 0NH

£207,000

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Davies Craddock Estates are pleased to present for sale this three bedroom property on Burrows Terrace, Burry Port.

Burry Port is a sought-after coastal town, renowned for its picturesque harbour, beautiful beaches, and excellent local amenities, including shops, restaurants, and schools.

The property offers a living/dining room, kitchen and shower room on the ground floor with three bedrooms on the first. Externally, there's a spacious garage/workshop with enclosed garden laid to lawn with patio area.

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, laminate flooring, under stairs storage cupboard, radiator.

### **Lounge Diner**

21'10" x 13'10" approx (6.68 x 4.23 approx)

Windows to fore and rear, laminate flooring, storage housing boiler, radiator.







### Kitchen

11'1" x 9'5" approx (3.40 x 2.88 approx)

Window to side, vinyl flooring, wall and base units with worktop over, space for washing machine and fridge freezer, electric hob with extractor hood over, double electric oven, sink and drainer with mixer tap, radiator.

### Inner Hall

Vinyl flooring, door to side, radiator.



### Shower Room

9'8" x 7'10" approx (2.95 x 2.41 approx)

Window to rear, vinyl flooring, respatex walls, shower enclosure, wash hand basin set in vanity units, radiator.

### Separate W/C

Window to side, vinyl flooring, W/C, radiator.

### First Floor Landing

Window to rear, loft access.



### Bedroom One

12'7" x 9'11" approx (3.85 x 3.03 approx)

Window to fore, radiator.

### Bedroom Two

10'3" x 9'11" approx (3.13 x 3.04 approx)

Window to rear, radiator.

### Bedroom Three

9'5" x 6'11" approx (2.89 x 2.11 approx)

Window to fore, radiator.

### Externally

Enclosed rear garden laid to lawn and patio.

### Garage/ Workshop

28'4" x 16'6" approx (8.66 x 5.03 approx)

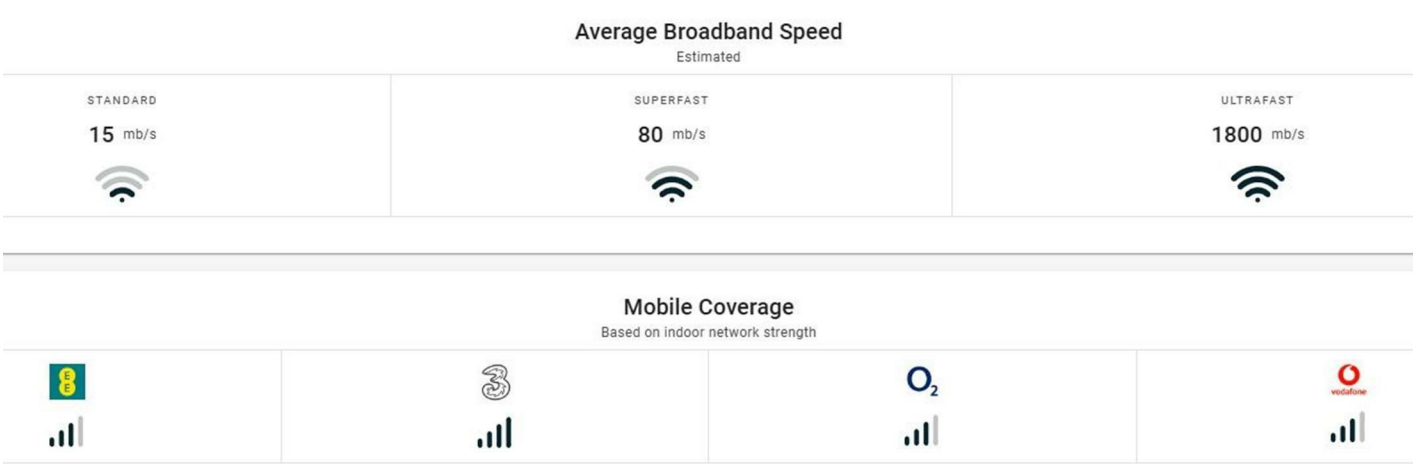
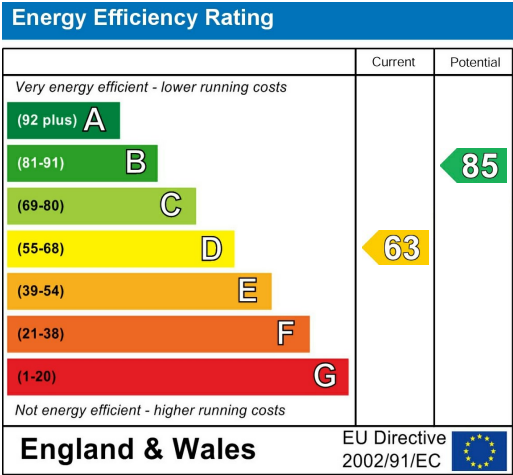




To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- Enclosed Garden
- Garage/Workshop
- On Road Parking
- EPC - D
- Approx. 92M2
- Council Tax - B
- Freehold
- No Chain



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.

