



118 Elkington Road, Burry Port, SA16 0AD

£475,000

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Davies Craddock Estates are delighted to present this exceptionally well-appointed detached bungalow, nestled on a substantial and private plot on Elkington Road in the charming harbour town of Burry Port.

Burry Port is a highly sought-after location, celebrated for its vibrant community and stunning seaside vistas. Residents can enjoy leisurely walks along the picturesque harbour, explore a range of local shops, and take advantage of the numerous recreational activities on offer.

This attractive property offers a perfect blend of comfort and convenience, set back from the road to provide a peaceful and secluded feel while remaining just a stone's throw from local amenities and the breath-taking coastline.

Step inside this spacious bungalow and discover a home designed for family living. With four generously proportioned bedrooms and two versatile reception rooms, there is ample space for relaxation, entertaining, and a flexible layout to suit your needs. The property further benefits a family bathroom and cloakroom.

Step outside and you'll be welcomed into a beautifully landscaped garden. A spacious patio area, perfect for al fresco dining and entertaining, leads you toward a serene pond. The garden also features two greenhouses, ideal for the keen gardener. From here, the space opens up into a huge, sprawling lawn, a perfect play area for children or a peaceful sanctuary. The entire plot is thoughtfully surrounded by a rich variety of mature shrubs and trees, creating a sense of privacy and seclusion.

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



**Entrance**

Door into:

**Hallway**

Welsh slate flooring, storage cupboard, loft access, two radiators.

**Sitting Room**

12'0" x 11'8" approx (3.66 x 3.56 approx)

Window to fore, wooden flooring, feature fireplace with electric fire, radiator.



**Lounge Diner**

24'11" x 11'11" approx (7.60 x 3.64 approx)

Window to fore, wooden flooring, feature fireplace with LPG gas log effect burner, two radiators, French doors into:



**Conservatory**

12'7" x 9'11" approx (3.84 x 3.03 approx)

Slate flooring, French doors to rear, door to side, radiator.





### **Kitchen**

**14'7" x 13'9" approx (4.45 x 4.21 approx)**

Window and door to rear, slate flooring, wall and base units with worktop over, electric hob and oven with extractor fan over, space for under counter fridge, freezer, storage cupboard, partly tiled walls velux window.

### **Utility Room**

**7'10" x 6'3" approx (2.41 x 1.91 approx)**

Window to rear, fully tiled walls, vinyl flooring, space for washing machine, boiler, storage cupboard, radiator.



### **Bedroom One**

**12'4" x 12'0" approx (3.76 x 3.66 approx)**

Window to fore, laminate flooring, fitted wardrobes, radiator.

### **Bedroom Two**

**12'0" x 9'10" approx (3.66 x 3.02 approx)**

Window to fore, laminate flooring, fitted wardrobes, storage cupboard, radiator.



### **Bedroom Three**

**12'3" x 7'4" approx (3.74 x 2.26 approx)**

Window to rear, laminate flooring, radiator.

### **Bathroom**

**7'9" x 5'10" approx (2.38 x 1.79 approx)**

Window to rear, vinyl flooring, fully tiled walls, W/c, pedestal wash hand basin, bath with shower over, radiator.

### **Cloakroom**

**7'10" x 2'10" approx (2.39 x 0.87 approx)**

Window to rear, vinyl flooring, W/C, wall mounted wash hand basin.

### **Externally**

Set on a generous plot of 1.1 acres. Patio areas with self made pond and green houses. Spacious lawn area with potential planning (previous outline planning submitted/expired)



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



- Four Bedroom Detached Bungalow
- Sought After Location
- Set Back From Main Road Via A Private Driveway
- Viewing Essential
- Oil Fueled Central Heating
- Mains Electric, Water & Drainage
- EPC - D (approx 126m2/1356ft2)
- Council Tax - E ( Sept 25)
- Freehold
- Potential Planning (with correct planning permissions)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 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.

We'd love to hear what you think!

**LEAVE US  
A REVIEW**



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Reviews ★★★★★