



152 Stepney Road, Burry Port, SA16 0BP

£475,000

 4  3  2  C

Davies
CRADDOCK

Davies Craddock take great pleasure in offering for sale this striking four bedroom detached property on Stepney Road in the heart of Burry Port.

Set in a commanding position atop the street, this spacious and well presented home is situated woking distance from Burry Port town centre and harbour providing access to local shops, restaurants, pubs and the beach.

The property would ideally suit a family or someone looking to upsize with an abundance of space available within an enclosed low maintenance private garden externally ideal for entertaining in the summer. To the front of the property there is ample space for multiple vehicles and a bus stop is situated a stones throw away, along with Burry Port train station only a few minutes away on foot.

We invite you to view this prestigious property and all it has to offer, the attributes of which briefly comprise;

Entrance porch

Door into:

Hallway

Stairs to first floor, storage room, radiator.

Sitting/Study Room

9'10 x 9'6 approx (3.00m x 2.90m approx)

Window to fore, radiator.

Lounge

20'8 x 11'7 approx (6.30m x 3.53m approx)

Windows to fore and rear, wooden flooring, feature fireplace with gas fire, two radiators.

Kitchen Diner With Snug Area

18'9 x 18'3 approx (5.72m x 5.56m approx)

Two windows to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, integrated dishwasher, space for fridge freezer and cooker with extractor hood over, sink and drainer with mixer tap two radiators. Snug area with wooden flooring, gas fire.





Utility room

16'4 x 10'1 approx (4.98m x 3.07m approx)
Window to rear, door to side, tiled flooring, base units with worktop over, space for washing machine and under counter fridge, sink and drainer with mixer tap, radiator.

Shower Room

6'4 x 6'2 approx (1.93m x 1.88m approx)
Window to side, tiled flooring, respatex walls, W/c, wash hand basin set in vanity unit, glazed shower cubicle, radiator.

First Floor Landing

Walk in storage cupboard with radiator, loft access.

Master Bedroom

20'8 x 11'7 approx (6.30m x 3.53m approx)
Windows to fore and rear, laminate flooring, two radiators, door into:

Ensuite

8'7 x 5'5 approx (2.62m x 1.65m approx)
Window to fore, tiled flooring, partly tiled walls, W/C, wash hand basin set in vanity unit, bath, radiator.

Bedroom Two

13'6 x 9'1 approx (4.11m x 2.77m approx)
Window to fore, laminate flooring, built in wardrobes, radiator.

Bedroom Three

13'7 x 9'8 approx (4.14m x 2.95m approx)
Window to fore, laminate flooring, radiator.

Bedroom Four

14'9 x 9'8 approx (4.50m x 2.95m approx)
Window to rear, laminate flooring, built in wardrobes, radiator.

Bathroom

14'9 x 9'8 approx (4.50m x 2.95m approx)
Two windows to rear, tiled flooring, partly tiled walls, W/C, wash hand basin, free standing bath, glazed shower cubicle, radiator.

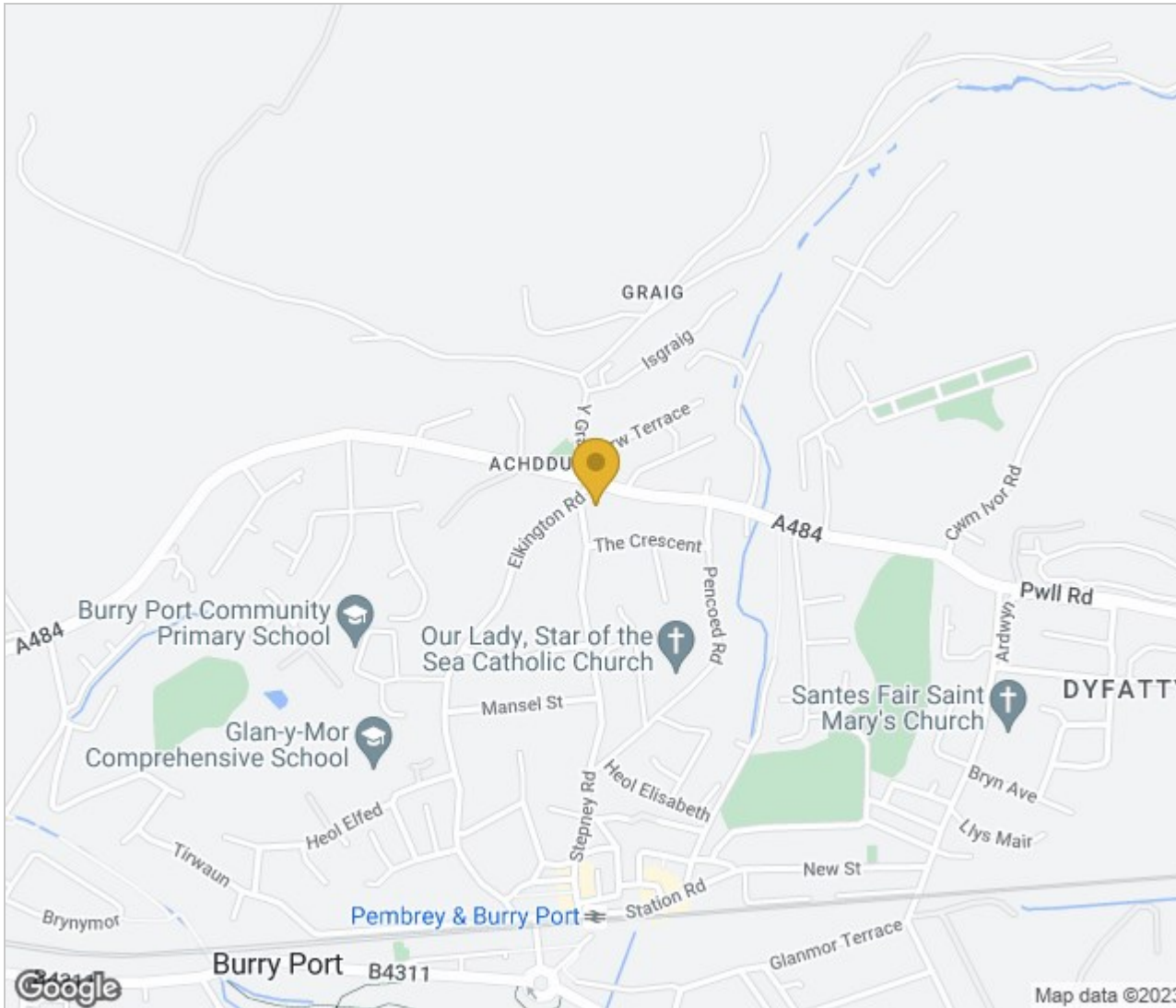
Externally

Enclosed paved rear garden with mature shrubs, sitting area with pergola.
Brick outbuilding with electrics, 21'1 x 11'7 approx.
Off road parking to fore. Garage


Garage

18'1 x 10'3 approx (5.51m x 3.12m approx)
Up and over door, electrics, wall mounted boiler.





- Detached House
- Four Bedrooms
- Desirable Location
- EPC - C
- Approx 190m2
- Freehold
- Council Tax F
- Off Road Parking & Garage
- Enclosed Private Garden
- Seaside Town

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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 	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.