



36 Pencoed Road, Burry Port, SA16 0PD

£349,995

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Davies
CRADDOCK

Davies Craddock are pleased to present this fantastic opportunity to purchase this four bedroom detached property in the heart of Burry Port, Llanelli, an area fast becoming one of the most desirable places to live in Wales due to its seaside location and abundance of local amenities.

The property benefits from a downstairs annex making it ideal for extended families or those looking to develop the property for holiday letting purposes, home workers might also see potential for using this annex as an office kept separate from the rest of the home.

Set walking distance from local shops, restaurants and the harbour, the location of this property is ideal with even a doctors surgery and dentist within a minutes walk from the doorstep for convenience.

Externally the property benefits from enclosed gardens and ample space for avid gardeners, it also has a double garage and gated off road parking.

The property must be seen to be appreciated and briefly comprises of;

Entrance

Door into:

Entrance Porch

Window to side, tiled flooring, door into;

Utility Room

6'9 x 5'2 approx (2.06m x 1.57m approx)

Window to side, tiled flooring, base units with sink/drain, partly tiled walls

Hallway

Stairs to first floor, under stairs storage cupboard, radiator

Cloakroom

Window to rear, vinyl flooring, water closet, wall mounted wash hand basin





Kitchen

9'1 x 9'8 (2.77m x 2.95m)

Window to fore, vinyl flooring, wall and base units with work top over, electric hob with extractor fan over, sink drainer with mixer tap, integrated electric oven and fridge, radiator

Dining Room

11'9 x 19'2 approx (3.58m x 5.84m approx)

window to fore, two radiators

Lounge

13'6 x 18' approx (4.11m x 5.49m approx)

Patio doors to fore, feature fire place with gas fire and surround, radiator

Annex Area:

Bedroom

11'6 x 11'7 approx (3.51m x 3.53m approx)

Patio doors to fore

Shower Room

Partly tiled walls, water closet, pedestal wash hand basin, shower cubicle

Kitchen/Utility

6' x 7'3 approx (1.83m x 2.21m approx)

Door to side, vinyl flooring, wall and base units with work top over, sink, space for; washing machine, tumble drier, fridge freezer/ cooker

First Floor Landing

Window to side, storage, cupboard, loft access

Bedroom One

9'1 x 9'9 approx (2.77m x 2.97m approx)

Window to fore, radiator

Bedroom Two

11'9 x 9'1 approx (3.58m x 2.77m approx)

Window to fore, radiator

Bedroom Three

9'6 x 8'3 approx (2.90m x 2.51m approx)

Window to side, radiator

Bathroom

6' x 6'8 approx (1.83m x 2.03m approx)

Window to rear, fully tiled walls, storage cupboard, water closet, pedestal wash hand basin, bath, radiator

Externally

Enclosed well maintained gardens to both sides of property with off road parking and the benefit of two garages.





- Detached House
- Four Bedroom
- No Chain
- Off Road Parking
- Two Garages
- Ground Level Annex
- EPC D
- Approx 129m2
- Council Tax Band E
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(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 779444

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