



2 Mansel Street, Burry Port, SA16 0BD

£169,995

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We are delighted to present for sale this three bedroom end of terrace property set in the sought after location of Burry Port , Llanelli.

The property comprises of , entrance hall, two reception rooms, kitchen, utility room cloakroom to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property has an enclosed garden with off road parking.

Boasting great links to the popular Pembrey Country Park with Llanelli located approximately six miles away along with junction 48 for ease of access to the M4 corridor. To the West sits the ancient town of Kidwelly leading onto Carmarthen and access to the County Of Pembrokeshire.

The property comes complete with no onward chain and must be viewed to be fully appreciated.

The property comprises:

**Entrance**

Door into;

**Hallway**

Stairs to first floor, tiled flooring, radiator.

**Sitting Room**

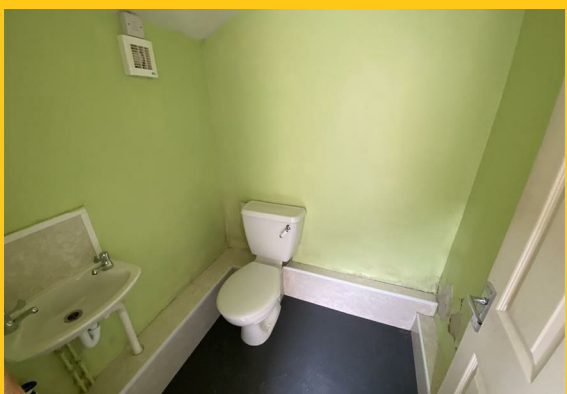
13'10" x 9'1" approx (4.23 x 2.79 approx)

Window to fore, radiator.

**Lounge**

15'7" x 12'4" approx (4.75 x 3.78 approx)

Window to rear, tiled flooring, feature fireplace, under stairs storage cupboard, radiator.





### **Kitchen**

13'11" x 7'11" approx (4.26 x 2.42 approx)

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



### **Utility Room**

5'4" x 4'9" approx (1.64 x 1.45 approx)

Window to rear, door to side, tiled flooring, space for washing machine, radiator.

### **Cloakroom**

W/C, wash hand basin.

### **First Floor Landing**

Split landing, window to side, loft access.

### **Bedroom One**

12'2" x 12'2" approx (3.72 x 3.71 approx)

Window to fore, radiator.



### **Bedroom Two**

12'1" x 9'6" approx (3.70 x 2.92 approx)

Window to rear, radiator.

### **Bedroom Three**

9'1" x 9'0" approx (2.79 x 2.76 approx)

Window to fore, radiator.



### **Bathroom**

10'11" x 8'8" approx (3.33 x 2.65 approx)

Window to side, tiled flooring, partly tiled walls, W/C, wash hand basin set in vanity unit, bath, shower enclosure, storage cupboard housing boiler, radiator.



### **Externally**

Enclosed rear garden

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



- End Of Terrace
- Three Bedrooms
- Two Reception Rooms
- Sought After Location
- Off Road Parking
- Mains Gas, Water, Electricity & Drainage
- Freehold
- No Chain
- EPC-D
- Council Tax Band B ( June 24 )

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

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