



50 Stepney Road, Burry Port, SA16 0BP

Chain Free £450,000

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Davies Craddock Estates proudly presents this exceptional, family-built detached property nestled on Stepney Road in the highly desirable Burry Port. Constructed by the current owners in 1985, this cherished home retains its captivating original features, including exquisite solid hardwood stained glass doors and a striking stone fireplace, evoking a sense of timeless elegance.

Maintained and well presented throughout, the property offers a spacious and versatile layout. The ground floor comprises a cloakroom, a well-appointed kitchen, a practical utility room, and four generously proportioned reception rooms, perfect for family living and entertaining. Ascend to the first floor, where you'll find four comfortable double bedrooms and a family bathroom.

Set back from the road, the property enjoys a private driveway, complemented by a well maintained front garden. The rear garden, featuring a paved patio area ideal for outdoor dining, a substantial workshop, and a large, level lawn. A delightful summer house and several sheds and greenhouses provide ample storage and opportunities for hobbies and gardening.

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

With no onward chain, this property offers a rare opportunity to acquire a substantial family home in a prime location.

Entrance

Door into;

Hallway

Original stain glass window to front, stairs to first floor, under stairs cupboard.

Cloakroom

2'11" x 6'3" approx. (0.89 x 1.92 approx.)

Fitted with W/C, hand wash basin with cabinet, radiator, window to front, vinyl flooring.

Reception One

17'8" x 11'10" approx. (5.40 x 3.63 approx.)

Bay window to front, fireplace with original stone surround, radiator, door to;





Reception Two

12'11" x 10'1" approx. (3.94 x 3.09 approx.)

Window to rear, radiator, door to kitchen.

Reception Three

14'4" x 11'5" approx. (max) (4.39 x 3.48 approx. (max))

Fire with wood surround, radiator, window to front.



Reception Four/Bedroom Five

12'3" x 10'0" approx. (3.74 x 3.07 approx.)

Window to front, radiator, door to;

Bathroom

5'5" x 10'0" approx. (1.66 x 3.05 approx.)

Fitted with W/C, hand wash basin, shower, heated towel rack. Part tiles walls, loft access, window to side.



Kitchen

17'3" x 10'0" approx. (5.27 x 3.05 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for oven/cooker and fridge/freezer. Tiled flooring, tiled splash back, window to rear, door to;

Utility

9'10" x 6'5" approx. (3.01 x 1.96 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, tiled flooring, part tiled walls, window to rear, door to garden. Space for washing machine. Boiler (Worcester)



Landing

Master Bedroom

14'4" x 18'3" approx (max) (4.39 x 5.58 approx (max))

Two windows to front, radiator, ceiling fan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	82
(81-91) B		
(69-80) C		
(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		



Bedroom Two

14'4" x 11'11" approx. (4.37m x 3.63m approx.)

Window to front, radiator.

Bedroom Three

10'0" x 11'8" approx. (3.06 x 3.56 approx.)

Window to rear, radiator, loft access, fitted wardrobes.

Bedroom Four

10'0" x 8'11" approx. (3.07 x 2.72 approx.)

Window to rear, radiator.

Bathroom

6'8" x 9'3" approx. (2.04 x 2.84 approx.)

Fitted with W/C, bidet, hand wash basin, panelled bath, shower cubicle, radiator, vinyl flooring, tiled walls, window to rear.

External

To the front - Driveway. Lawn area with pathway. Side gated access to rear.

To the rear - Enclosed garden, outbuilding, patio area, lawn area, three greenhouses, two wooden sheds, summer house.

Outbuilding/Workshop

15'3" x 8'9" approx. (4.65 x 2.69 approx.)

Full electrics, window to side and front..

Summer House

9'9" x 9'6" approx. (2.98 x 2.92 approx.)

Full electrics, two windows to side.

- Detached Property
- Five Bedrooms
- Enclosed Garden
- Family Built
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx 157m2
- Council Tax - E
- No Chain
- Freehold

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.

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, 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. 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.