



11 Seaview Terrace, Burry Port, SA16 0EN

Offers Over £150,000

 **3**  **1**  **2**  **E**



Davies Craddock Estates are pleased to present for sale this semi-detached property on Seaview Terrace in the sought after area of Burry Port.

Situated a stones throw away from Burry Port Harbour leading onto the Millennium Coastal Path with easy access to Llanelli and Pembrey and surrounded by other associated amenities and local schools.

The property offers two living spaces, kitchen and bathroom followed by three bedrooms on the first floor leading to an attic room. Externally the property has an enclosed rear garden.

With no onward chain, early viewing is essential to see what this property has to offer.

Briefly comprising of;

Entrance

Door into:

Hallway

Stairs to first floor, laminate flooring, radiator.

Lounge

22'7" x 13'1" approx (6.89 x 3.99 approx)

Window to fore, door to rear, laminate flooring, under stairs storage cupboard, feature fireplace, two radiators.



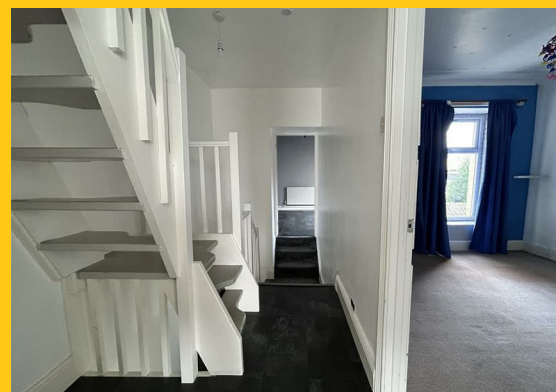


Kitchen

11'7" x 10'0" approx (3.54 x 3.05 approx)
Two windows to side, laminate flooring, partly tiled walls, wall and base units with worktop over, space for cooker, fridge freezer and washing machine, sink and drainer with mixer tap, radiator.

Inner Hall

Doors to rear and fore, tiled flooring, storage cupboard.



Bathroom

9'10" x 8'10" approx (3.00 x 2.70 approx)
Window to rear, tiled flooring, partly tiled walls, W/C, pedestal wash hand basin, bath, shower, storage cupboard housing boiler, radiator.

Sitting Room

11'5" x 10'4" approx (3.48 x 3.15 approx)
Patio doors to fore and rear, laminate flooring, radiator.

First Floor Landing

Split landing, stairs to attic room.



Bedroom One

12'7" x 10'10" approx (3.86 x 3.31 approx)
Two windows to fore, radiator.

Bedroom Two

10'11" x 10'1" approx (3.35 x 3.09 approx)
Window to rear, radiator.

Bedroom Three

11'10" x 9'11" approx (3.61 x 3.04 approx)
Window to side, laminate flooring, radiator.

Attic Room

13'3" x 10'11" approx (4.05 x 3.35 approx)
Velux window to fore, storage to eaves, radiator.

Externally

Enclosed rear garden with outbuilding.

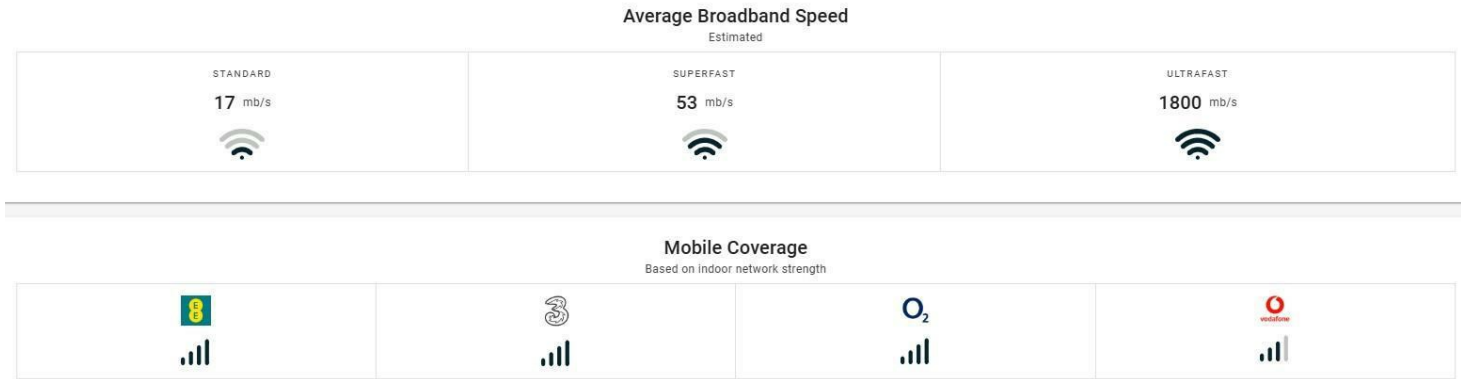




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



- Semi-Detached Property
- Three Bedrooms
- On Road Parking
- On Onward Chain
- Mains Gas, Electric, Water & Drainage
- EPC - E
- Approx. 107 m2
- Council Tax - C (Dec 24)
- Freehold
- Viewing Essential



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 firms 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 fitments 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.

