



34 Park Terrace, Burry Port, SA16 0BW

£295,000

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Davies Craddock Estates are pleased to present for sale this three bedroom detached property on Park Terrace, Burry Port.

Set in the heart of Burry Port, walking distance from the ever popular Burry Port Harbour, local schools and local amenities with quick and easy access to Llanelli and Carmarthen.

The property offers three reception rooms and kitchen on the first floor followed by three bedrooms and bathroom on the first. Externally, well maintained landscaped garden with lawn area with mature trees and shrubs.

Early viewing is essential to see what this property has to offer. Comprising of ;

Entrance

Door into;

Hallway

Stairs to first floor, under stairs cupboard, laminate flooring, window to front, radiator.

Reception One

13'2" x 13'3" pprox. (4.02 x 4.05 pprox.)

Bay window to front, radiator.

Reception Two

10'4" x 13'5" approx. (3.17 x 4.10

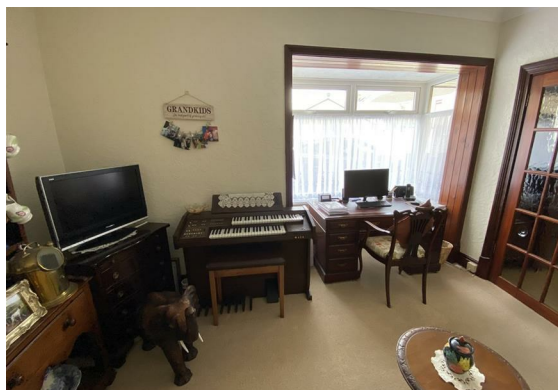
approx.)

Patio door to rear, electric fire and surround, laminate flooring, radiator.

Reception Three

10'2" x 9'3" approx. (3.12 x 2.82 approx.)

Window to side, laminate flooring, radiator.





Kitchen

12'3" x 11'3" approx. (3.75 x 3.44 approx.)

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

Landing

Window to side, loft access.

Bedroom One

12'5" x 10'6" approx. (3.79 x 3.22 approx.)

Fitted wardrobes, window to front, radiator.

Bedroom Two

9'8" x 12'11" approx. (2.96 x 3.96 approx.)

Walk in cupboard housing boiler, window to rear, radiator.

Bedroom Three

9'8" x 9'2" approx. (2.97 x 2.81 approx.)

Window to side, radiator.

Bathroom

5'8" x 6'4" approx. (1.74 x 1.95 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, window to front, vinyl flooring, radiator.

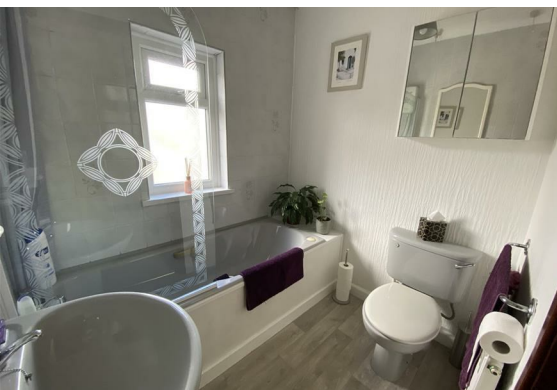
Garage

11'9" x 19'7" approx. (3.60 x 5.98 approx.)

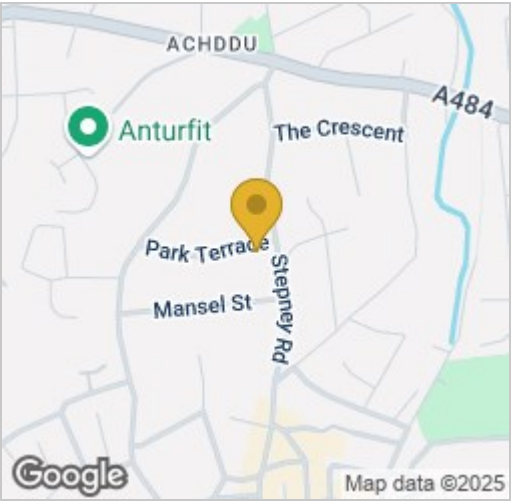
Up and over door, electric, window to side, door to rear.

External

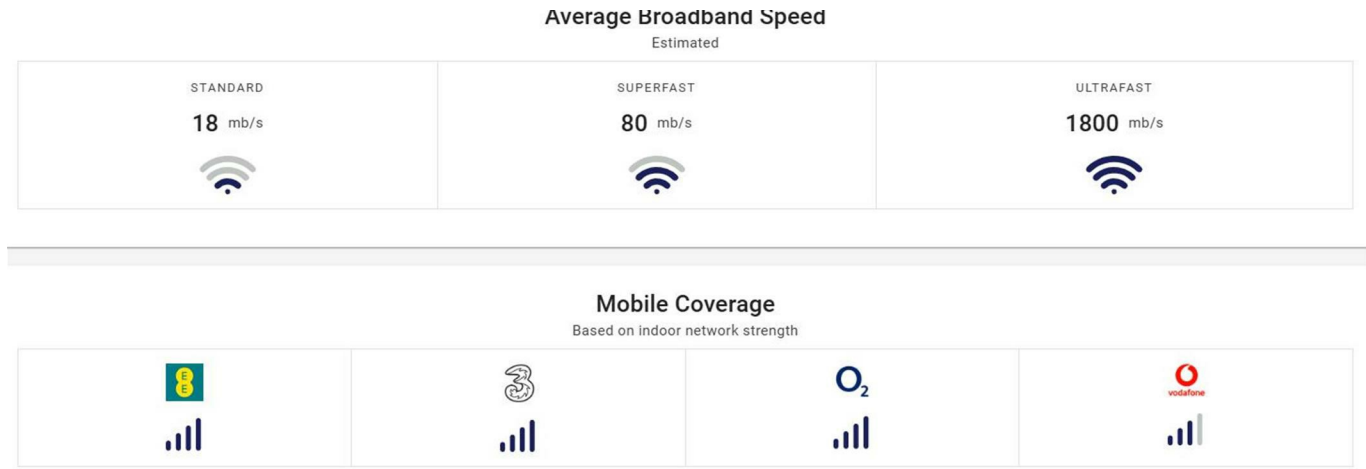
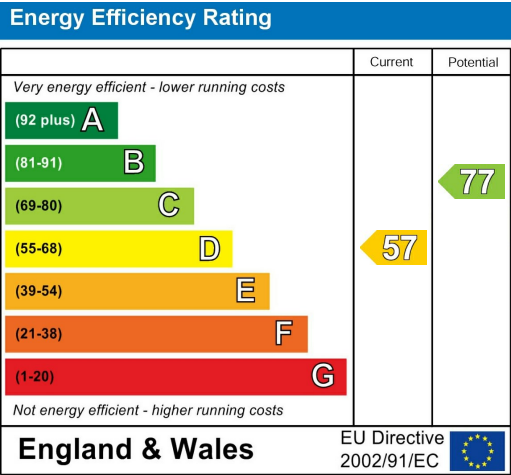
Enclosed rear landscaped garden with lawn area with mature trees and shrubs. Summer House



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



- Detached Property
- Three Bedrooms
- Three Reception Rooms
- Enclosed Garden
- Garage & Car Port
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - D (May 2025)
- Freehold
- Viewing Essential



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 along with any boundary plan, 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 in any instance.

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.

