



24 New Street, Burry Port, SA16 0RT
£99,999

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Davies Craddock Estates are pleased to present this two bed property on New Street, Burry Port.

Situated in the heart of Burry Port town with quick and easy access to the ever popular Harbour, local schools and amenities.

This property is in need of some renovation, but offers lots of potential with a spacious living room, kitchen and shower room on the ground floor with two cosy bedrooms on the first. Externally, a spacious rear garden, split into three sections offering rear off road parking.

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

Entrance

Door into;

Hallway

Radiator, laminate flooring, stairs to first floor, under stair cupboard.

Living Room

12'2" x 24'2" approx. (max) (3.71 x 7.39 approx. (max))

Window to front and rear, radiator, electric fire.





Kitchen

8'2" x 8'6" approx. (2.50 x 2.61 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for oven/hob, vinyl flooring, window and door to side, door into;

Shower Room

5'2" x 8'2" approx. (1.59 x 2.50 approx.)

Fitted with W/C, hand wash basin, shower cubicle, heated towel rack, window to side, tiled walls and flooring.



Stairs and Landing

Window to rear.

Bedroom One

12'2" x 15'7" approx. (max) (3.72 x 4.75 approx. (max))

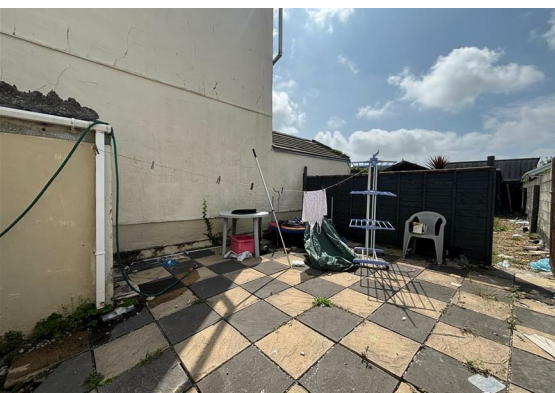
Window to front, wood flooring, radiator.



Bedroom Two

9'8" x 11'4" approx. (max) (2.95 x 3.47 approx. (max))

Window to rear, storage cupboard (housing boiler - WORCESTER)



External

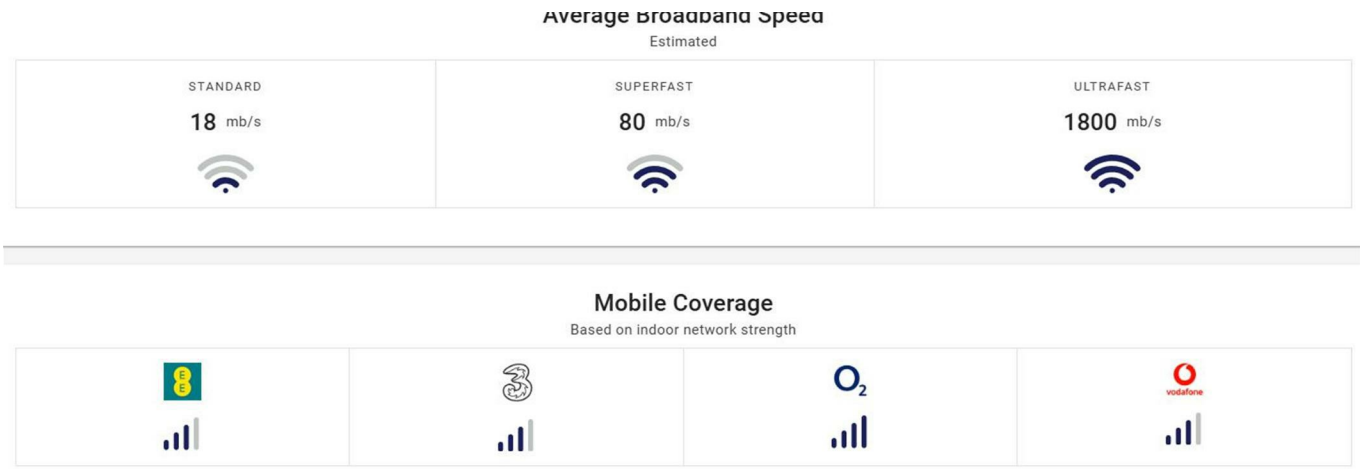
Patio area leading to lawn area with shed leading to gravelled parking area with wooden shed - all separated by gated entrances.

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



- Mid - Terrace Property
- Two Bedrooms
- Enclosed Rear Garden
- Off Road Parking To Rear
- Mains Gas, Electric, Water & Drainage
- Council Tax - B (July 2025)
- EPC - D 67m2
- In Need Of Renovation
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

We'd love to hear what you think!

LEAVE US
A REVIEW



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Reviews ★★★★★

