



32A Park Terrace, Burry Port, SA16 0BW
£499,995





MATERIAL INFORMATION

Davies Craddock Estates are delighted to present for sale, this SIX BEDROOM detached property set in the sought after location of Burry Port, Llanelli.

This home comes well presented throughout and offers versatile living over three floors , each room boasting generous space ideal for growing families.

This perfectly positioned property boasts walking distance access to the ever popular Burry Port Harbour and the Millennium Coastal Path. Beyond the immediate coastal delights, you'll find an array of local amenities right on your doorstep. Just a short drive into Llanelli Town and Trostre and Pemberton Retail Parks for out of town shopping.

Constructed circa 2017 the property briefly comprises, entrance hall, lounge area with double doors leading to a spacious open plan kitchen with dining area , onto a first floor wc, further study and utility room. To the first floor there four generous bedrooms with a master ensuite and substantial family bathroom with contemporary finishes throughout. The second floor presents as a further lounge (bedroom five) and bedroom six with windows to rear offering elevated views.

Externally to the rear the property has an enclosed rear garden with stone patio and artificial turf and gated entrance, to the front of the property there is off road parking in the form of a driveway with access to an integral garage.

The property further comprises:

- Detached Six Bedroom Home Set Over Three Floors
- Freehold (TBC)
- EPC - B Approx 212 m2
- No Chain
- Integral Garage & Driveway For Off Road Parking
- Mains Gas , Water , Electricity & Drainage
- Underfloor Heating To Ground Floor
- Council Tax Band - E (August 2025)
- Open Plan Kitchen With Dining Area
- Viewing Essential To Appreciate All That The Property Has To Offer (Video Tour Available)



ENTRANCE HALL

Via composite door, tiled flooring throughout, stairs to first floor, doors to:

LOUNGE

11'5" x 15'5" approx
UPVC window to front, tiled flooring throughout, plastered walls and ceiling, double doors leading into:

OPEN PLAN KITCHEN WITH DINING AREA

17'8" x 14'9" approx
Two UPVC windows to rear, tiled flooring throughout, plastered walls and ceiling, a range of wall and base units with stone work surfaces, a range of integrated appliances including , microwave, double oven , kitchen dining island with five burner gas hob and free standing cooker hood a further dishwasher and stainless steel sink with bevelled edge drainer and mixer tap complete the kitchen. Doors into:

REAR VESTUBLE

STUDY

7'6" x 10'5" approx
UPVC window to front, tiled flooring throughout, plastered walls and ceiling,

W.C.

7'2" x 4'11" approx
UPVC window to rear, WC, tiled flooring throughout , plastered walls and ceiling, metro tiled splash back , wash hand basin.

UTILITY ROOM

10'5" x 6'2" approx
UPVC window and door to rear, tiled flooring throughout, plastered walls and ceiling, space for washing machine and tumble dryer, Worcester wall mounted combination boiler, base storage units with complementary work surfaces, stainless steel sink with mixer tap.

FIRST FLOOR

LANDING

UPVC window to front, laminate flooring throughout , plastered walls and ceiling, stairs to second floor.

AIRING CUPBOARD

7'6" x 3'7" approx

FAMILY BATHROOM

11'1" x 7'10" approx
UPVC window to side, tiled flooring and walls throughout , with plastered ceiling, freestanding bath with waterfall tap, wet floor with glass shower screen, two " his and hers " vessel sinks with waterfall taps and vanity unit, extractor fan.

MASTER BEDROOM

11'1" x 16'0" approx
UPVC window to front, laminate flooring throughout , plastered walls and ceiling, radiator.

ENSUITE

10'5" x 4'7" approx
UPVC window to side, tiled flooring throughout , plastered walls and ceiling, half tiled splash back , WC, extractor fan, vessel sink with vanity unit, shower cubicle with glass sliding door.

BEDROOM TWO

11'9" x 15'1" approx
UPVC window to front, laminate flooring throughout , plastered walls and ceiling, radiator.

BEDROOM THREE

UPVC window to rear, laminate flooring throughout , plastered walls and ceiling, radiator.

BEDROOM FOUR

11'1" x 10'9" approx
UPVC window to rear, laminate flooring throughout , plastered walls and ceiling, radiator, recessed storage.

SECOND FLOOR

BEDROOM FIVE

14'9" x 17'0" approx
(Currently Used As A further Lounge) Velux type window to rear , plastered walls and ceiling, radiator, integrated storage recess.

BEDROOM SIX

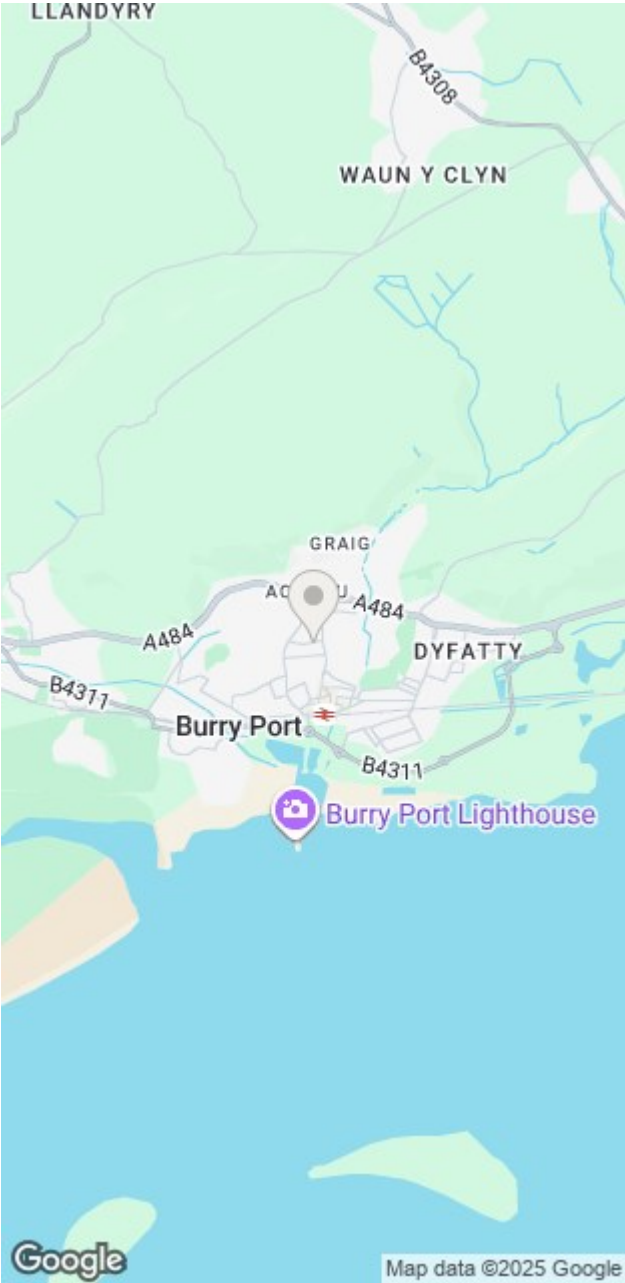
11'1" x 17'4" approx
Velux type window to rear , plastered walls and ceiling, radiator, integrated storage recess.

EXTERNALLY

Externally to the rear the property has an enclosed rear garden with stone patio and artificial turf and gated entrance, to the front of the property there is off road parking in the form of a driveway with access to an integral garage.

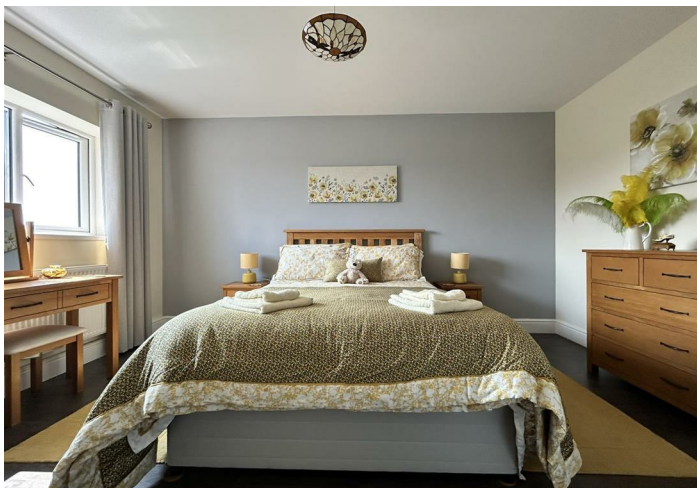
INTEGRAL GARAGE

10'2" x 16'8" approx
Access via roller door externally and entrance hall internally.





Total area: approx. 216.0 sq. metres (2325.5 sq. feet)





Davies Craddock Estates

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Average Broadband Speed

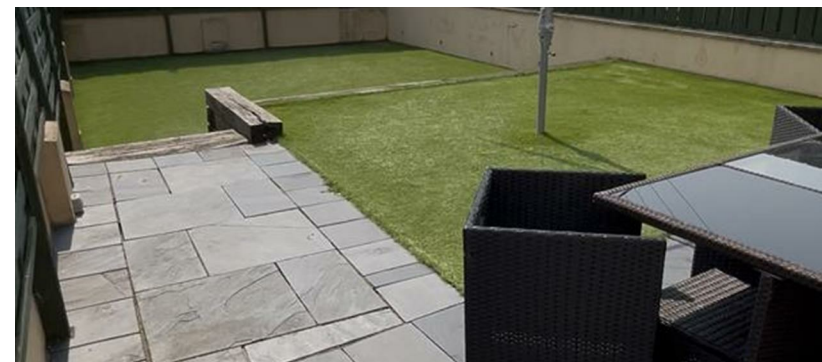
Estimated

STANDARD	SUPERFAST	ULTRAFAST
18 mb/s	80 mb/s	1800 mb/s

Mobile Coverage

Based on indoor network strength

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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