



33 Mansel Street, Burry Port, SA16 0BB

£170,000

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Davies Craddock Estates are pleased to present for sale this mid-terrace property in the highly sought-after coastal town of Burry Port.

Newly renovated throughout and truly ready for its new owner, this home offers modern living from the moment you step inside. The property features an entrance hallway leading to two reception rooms and a spacious kitchen diner. The first floor boasts two comfortable bedrooms and a contemporary modern bathroom.

Externally, you will find an enclosed rear garden with pedestrian access. The garden currently stands as a blank canvas, offering vast potential for the new owner to put their own stamp on it and design their perfect outdoor space.

The property is ideally situated in Burry Port, offering a wonderful blend of coastal living and convenience. Burry Port Harbour is within easy reach, perfect for walks and leisure activities. The town centre provides a variety of local amenities, including shops, cafes, and primary schools, all contributing to a vibrant community atmosphere. Excellent transport links are available via the local train station and nearby road networks, making it an ideal location for commuters and families alike.

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





Entrance

Door into:

Hallway

Stairs to first floor, understairs storage cupboard, radiator.

Reception Room

10'4" x 13'3" approx. (max) (3.15 x 4.04 approx. (max))

Window to fore, open fire with surround, radiator.

Reception Room

11'3" x 10'11" approx. (max) (3.45 x 3.35 approx. (max))

Window to rear, radiator.

Kitchen Diner

26'0" x 9'6" approx. (7.95 x 2.90 approx.)

Fitted with wall and base units with worktop over, space for washing machine and fridge/freezer and cooker, sink and drainer with mixer tap, window to rear vinyl flooring, loft access, radiator.

First Floor Landing

Window to rear, storage cupboard, loft access.

Bedroom One

11'2" x 10'9" approx. (3.42 x 3.29 approx.)

Window to rear, radiator.

Bedroom Two

10'9" x 7'10" approx. (max) (3.29 x 2.39 approx. (max))

Window to fore, storage cupboard housing boiler (Baxi) , radiator.

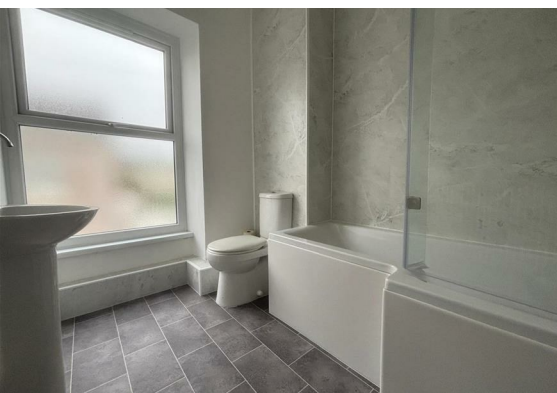
Bathroom

7'1" x 7'6" approx. (2.16 x 2.29 approx.)

Window to fore, vinyl flooring, respatex walls, W/C, pedestal wash hand basin,, bath, radiator.

External

Enclosed rear garden with rear lane access.

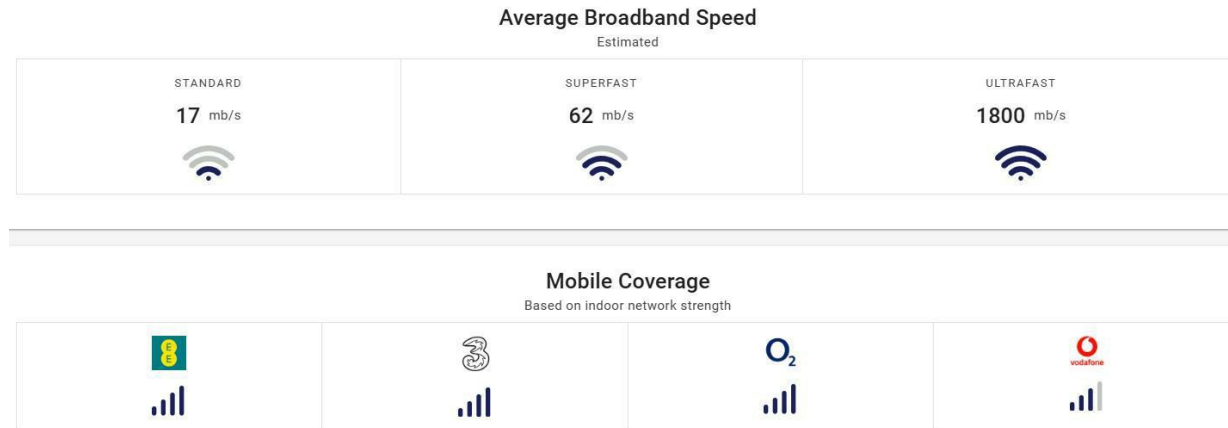


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid-Terrace Property
- Two Bedrooms
- Enclosed Rear Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D (approx 89m2/597ft2)
- Council Tax - B (November 25)
- Freehold
- No Chain
- Newly Renovated Throughout

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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