



52 Danlan Road, Burry Port, SA16 0UL
£199,995

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Davies Craddock Estates are pleased to present this three-bedroom detached dormer bungalow, situated in the highly desirable Burry Port / Pembrey area.

Tucked away from the main road, this property is in need of sympathetic modernisation and offers significant potential for a buyer to put their own stamp on a home. The ground floor features a versatile layout including two reception rooms, a generous kitchen with pantry, a cloakroom, two bedrooms, and a shower room. Upstairs, you will find a further bedroom and a second bathroom.

Externally, the home sits on a good-sized plot with a driveway, front garden, and an enclosed rear garden featuring a patio, lawn, and brick-built storage sheds.

Ideally located to enjoy the best of the Carmarthenshire coast, this property is just moments away from the award-winning Cefn Sidan Beach and the sprawling woodlands of Pembrey Country Park. The vibrant Burry Port Marina is nearby, offering a charming selection of local cafes, shops, and essential amenities, along with a mainline railway station providing easy links to Swansea and London. Combining a peaceful, tucked-away setting with effortless access to stunning coastal walks and everyday conveniences. With no onward chain, early viewing is essential to see what this property has to offer.

*Awaiting grant of probate.

Entrance Porch

Tiled flooring, two windows to side, door into;

Hallway

Radiator, stair to first floor.

Reception One

12'2" x 10'4" approx. (3.72 x 3.16 approx.)

Bay window to front, electric fire & tiled surround, two radiators.

Reception Two

12'8" x 12'0" approx. (3.87 x 3.68 approx.)

Window to side, electric fire & tiled surround, storage cupboard, door into;





Kitchen

17'0" x 8'4" approx. (5.19 x 2.56 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for washing machine/fridge/freezer/cooker, part tiled/wood panel walls, tiled flooring,

Pantry

Tiled walls and flooring, window & door hatch to rear.

Inner Hallway

Tiled walls and flooring, external door to side.

Cloakroom

3'4" x 5'9" approx. (1.02 x 1.77 approx.)

Fitted with W/C, hand wash basin, hand dryer, tiled walls and flooring, window to side.

Bedroom One

10'4" x 12'2" approx. (3.16 x 3.72 approx.)

Bay window to front, open grate fire and tiled surround, radiator.

Bedroom Two

11'11" x 10'4" approx. (3.64 x 3.16 approx.)

Radiator, door into:



Shower Room

9'9" x 6'0" approx. (2.98 x 1.85 approx.)

Fitted with W/C, hand wash basin, walk-in shower, heated towel rail, tiled walls and flooring, window to rear.

Stairs and Landing

Window to rear, vaulted ceilings.

Bedroom Three

11'1" x 11'8" approx. (3.38 x 3.58 approx.)

Vaulted ceiling, radiator, storage cupboard, window to front.

Bathroom

7'1" x 10'7" approx. (2.17 x 3.23 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, heated towel rail, vinyl flooring, respatex walls, window to rear, storage cupboard.

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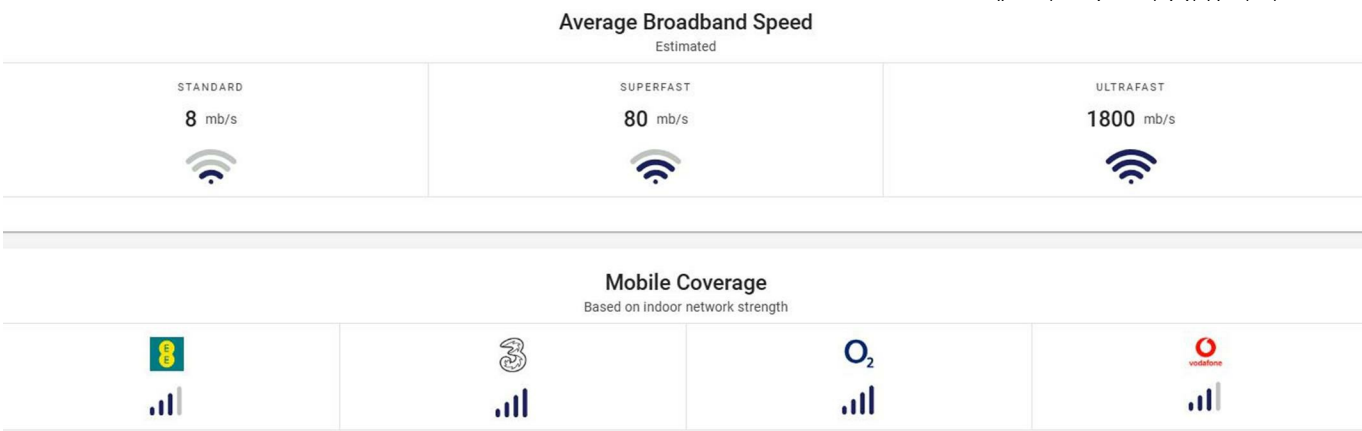
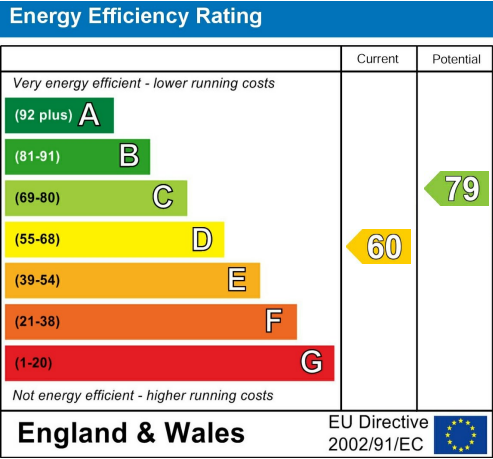
FRONT : Front garden with decorative stone, driveway.
REAR : Enclosed garden with side access, patio and lawn, storage sheds



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



- Detached Bungalow
- Three Bedrooms
- Driveway
- Rear Garden
- EPC - D (Approx 112m²/1206sqft)
- Council Tax - C (Provided by local authority, subject to change)
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain



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!

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A REVIEW**



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