



5 Williams Terrace, Burry Port, SA16 0PG

£180,000

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Davies Craddock Estates are pleased to present for sale this mid-terraced property on Williams Terrace in the sought after area of Burry Port, Llanelli.

The property is well presented throughout and offers two reception rooms (one currently used as bedroom) and kitchen diner on the ground floor with three bedrooms and family bathroom on the first. Externally, there is an enclosed rear garden with patio and lawn area and two block outbuildings.

Set within close proximity to Burry Port Harbour, the Millennium Coastal Path and local schools and all other associated amenities.

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

Briefly comprising of;

Entrance Hallway

Wood effect vinyl flooring, stairs to first floor.

Reception One

13'6" x 8'10" approx. (4.13 x 2.70 approx.)

Currently used as bedroom. Window to front, radiator, wood effect vinyl flooring.

Reception Two

13'11" x 11'8" approx. (4.24m x 3.56m approx.)

Wood effect vinyl flooring, understairs storage cupboard.





Kitchen Diner

10'9" x 16'9" approx. (3.30 x 5.11 approx.)

Fitted with wall and base units with worktop over, oven and gas hob with extractor hood over, sink and drainer with mixer tap, integrated fridge/freezer, space for washing machine, tiled splash backs, tiled flooring, window to rear, French doors to rear, radiator, skylight.



Stairs & Landing

Revealed brick work, loft access (not boarded)

Bedroom One

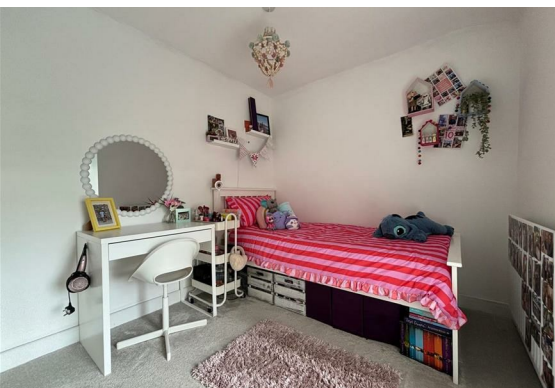
13'1" x 9'1" approx. (3.99 x 2.79 approx.)

Fitted mirrored wardrobes, window to front, radiator.

Bedroom Two

10'4" x 7'10" approx. (3.15 x 2.40 approx.)

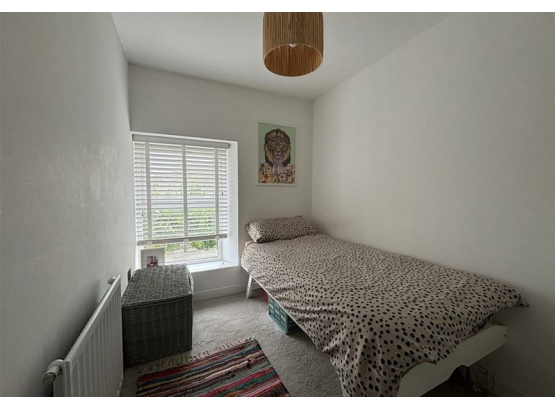
Window to rear, radiator.



Bedroom Three

9'4" x 6'7" approx. (2.87 x 2.01 approx.)

Window to front, radiator.



Bathroom

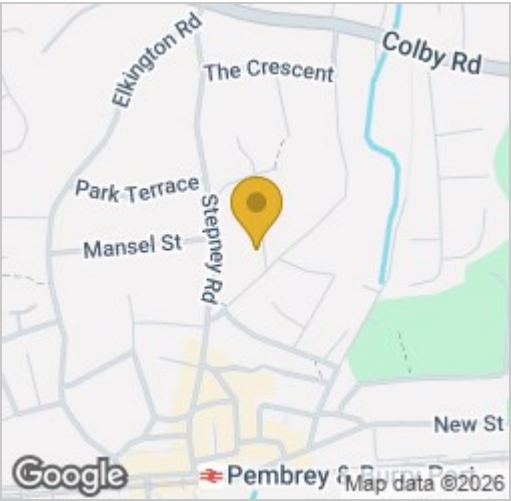
11'0" x 8'0" approx. (3.37 x 2.46 approx.)

Fitted with W/C, hand wash basin, panelled bath, open shower, tiled flooring, part tiled walls, window to rear, spot lights.


External

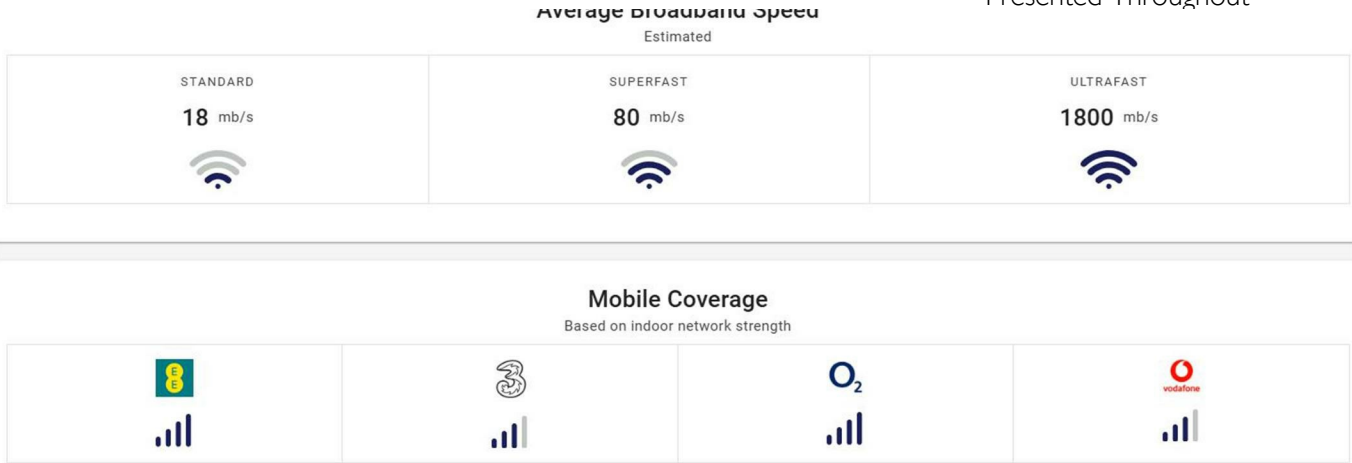
Enclosed rear garden with patio and lawn area. Two outbuildings/storage sheds. Right of way access through no.6 (to the right)

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



- Mid-Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D - Approx. 82m2
- Council Tax - B (June 2025)
- Freehold
- Recently Renovated & Well Presented Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>65</div>	<div>87</div>
(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 



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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