



4 Heol Panteg, Burry Port, SA16 0YH
£380,000

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Davies Craddock Estates are pleased to present for sale this detached bungalow, situated in the highly sought-after area of Heol Panteg, Burry Port.

Set on a generous plot, the property boasts well-maintained front and rear gardens, a private driveway, and a detached garage.

Inside, this well-loved home features an inviting hallway leading to a comfortable living room and a spacious kitchen-diner. The heart of the home flows into a bright and airy conservatory, offering peaceful views of the private grounds. The property further comprises three well-proportioned double bedrooms, served by a well-equipped bathroom and a convenient separate W/C.

The exterior is a true highlight; the beautiful rear garden offers various zones, including two patio areas, a decorative stone section, and a large lawn with a small pond—all framed by mature trees and shrubs. Additional benefits include a brick storage shed and a hard-standing area (formerly utilised as a dog kennel and run).

Perfectly positioned to enjoy the very best of the coastline, Heol Panteg offers a quiet retreat while remaining within easy reach of the vibrant heart of Burry Port. The picturesque Burry Port Harbour and the vast, sandy stretches of Cefn Sidan Beach are just a short drive or stroll away, providing stunning natural scenery right on your doorstep. The town itself provides a wealth of local amenities, including charming independent shops, cafes, and well-regarded primary and secondary schools, ensuring all daily essentials are close at hand. Furthermore, the property benefits from excellent transport links via the Burry Port railway station.

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

*Please note - this property is associated with member of staff at Davies Craddock Estates.





Entrance Porch

Tiled flooring, brick walls, door into;

Hallway

Radiator, loft access.

Lounge

15'4" x 13'8" approx. (4.68 x 4.17 approx.)

Window to front, door to rear; radiator, electric fire with brick feature surround, airing cupboard (housing boiler - WORCESTER)

Kitchen/Diner

15'1" x 22'1" approx. (max) (4.60 x 6.74 approx. (max))

Fitted with wall and base units with worktop over, breakfast bar, ladder cupboard, sink and drainer with mixer tap, mid level double oven, gas hob with extractor hood over, integrated fridge/freezer and washing/dryer machine, tiled splash backs, tiled/wooden flooring, window to side and rear, door into;



Conservatory

10'10" x 7'1" approx. (3.31 x 2.17 approx.)

Tiled flooring, external door to side.

Bedroom One

12'7" x 13'6" approx. (3.84 x 4.12 approx.)

Window to rear, fitted wardrobe, radiator.

Bedroom Two

12'7" x 11'3" approx. (3.84 x 3.45 approx.)

Window to front, fitted wardrobe, radiator.

Bedroom Three

12'7" x 10'7" approx. (3.84 x 3.24 approx.)

Window to side, fitted wardrobes, radiator.

Bathroom

7'4" x 8'11" approx. (2.26 x 2.73 approx.)

Fitted with hand wash basin, panelled bath, shower cubicle, heated towel rail, tiled walls and flooring, window to rear.

W/C

3'11" x 8'11" approx. (1.20 x 2.73 approx.)

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

External

FRONT : Front lawn garden with mature trees and shrubs. Driveway leading to detached garage.

REAR : Enclosed garden with two patio areas, lawn with small pond, surrounded by mature trees and shrubs. Hard standing (formally dog kennel/run) Brick shed.

Garage

18'4" x 9'11" approx. (5.59 x 3.03 approx.)

Electric roller shutter door to front, window to side, door to side.

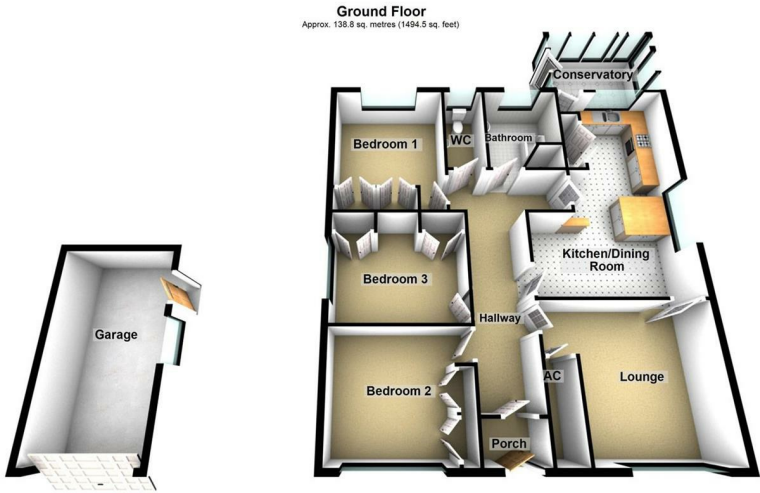


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(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

Average Broadband Speed		
Estimated		
STANDARD	SUPERFAST	ULTRAFAST
16 mb/s	40 mb/s	1800 mb/s
Mobile Coverage		
Based on indoor network strength		
3	3	O2



Total area: approx. 138.8 sq. metres (1494.5 sq. feet)

- Detached Bungalow
- Three Bedrooms
- Enclosed Gardens
- Driveway & Garage
- Spacious Plot
- Mains Gas, Electric, Water & Drainage
- EPC - C (Approx. 108m2/1,163sqft)
- Council Tax - E (Provided by local authority, subject to change)
- 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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