



46 Burrows Terrace, Burry Port, SA16 0NH  
£189,995



Davies Craddock Estates is delighted to offer this charming three-bedroom home situated on the highly desirable Burrows Terrace in the coastal town of Bury Port.

Ideally positioned to enjoy the town's famous picturesque harbour and sandy beaches, the property also benefits from close proximity to local schools and essential amenities.

The interior features a versatile open-plan living and dining area, a functional kitchen, and a convenient ground-floor shower room, while the first floor houses three well-proportioned bedrooms. A standout feature of this home is the external space, which includes a spacious garage and workshop alongside an enclosed garden with both lawn and patio areas—perfect for hobbyists or outdoor entertaining.

Offered with no onward chain, this property represents an excellent opportunity for a seamless move in a sought-after location.

#### **Entrance**

Door into:

#### **Hallway**

Stairs to first floor, laminate flooring, under stairs storage cupboard, radiator.

#### **Lounge Diner**

21'10" x 13'10" approx (6.68 x 4.23

approx)

Windows to fore and rear, laminate flooring, storage housing boiler, radiator.





## Kitchen

**11'1" x 9'5" approx (3.40 x 2.88 approx)**

Window to side, vinyl flooring, wall and base units with worktop over, space for washing machine and fridge freezer, electric hob with extractor hood over, double electric oven, sink and drainer with mixer tap, radiator.

## Inner Hall

Vinyl flooring, door to side, radiator.

## Shower Room

**9'8" x 7'10" approx (2.95 x 2.41 approx)**

Window to rear, vinyl flooring, respatex walls, shower enclosure, wash hand basin set in vanity units, radiator.

## Separate W/C

Window to side, vinyl flooring, W/C, radiator.

## First Floor Landing

Window to rear, loft access.

## Bedroom One

**12'7" x 9'11" approx (3.85 x 3.03 approx)**

Window to fore, radiator.

## Bedroom Two

**10'3" x 9'11" approx (3.13 x 3.04 approx)**

Window to rear, radiator.

## Bedroom Three

**9'5" x 6'11" approx (2.89 x 2.11 approx)**

Window to fore, radiator.

## Externally

Enclosed rear garden laid to lawn and patio.

## Garage/ Workshop

**28'4" x 16'6" approx (8.66 x 5.03 approx)**

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



- Semi-Detached Property
- Three Bedrooms
- Enclosed Garden
- Garage/Workshop
- On Road Parking
- EPC - D
- Approx. 92M2
- Council Tax - B
- Freehold
- No Chain

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

#### Average Broadband Speed

Estimated



#### Mobile Coverage

Based on indoor network strength



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 firms 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.

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