



23 Park Terrace, Burry Port, SA16 0BW  
£179,995



Davies Craddock Estates are pleased to present for sale this semi-detached property on Park Terrace, Barry Port.

This perfectly positioned property boasts walking distance access to the ever popular Barry Port Harbour and the Millennium Coastal Path. Beyond the immediate coastal delights, you'll find an array of local amenities right on your doorstep. Just a short drive into Llanelli Town and Trostre and Pemberton Retail Parks for out of town shopping.

This well loved home offers a welcoming hallway, two reception rooms and kitchen on the ground floor followed by three bedrooms and a shower room on the first. Externally, a low maintenance enclosed rear garden.

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

Briefly comprising of;

#### **Entrance**

Door into:

#### **Hallway**

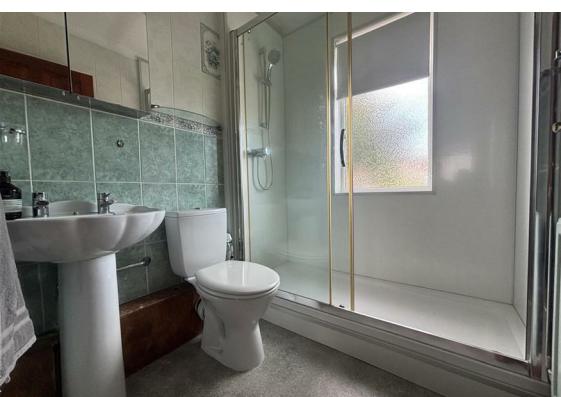
Stairs to first floor, radiator.

#### **Lounge**

16'2" x 11'3" approx. (4.94 x 3.45 approx.)

Window to fore, feature fireplace with gas fire, radiator.





### Dining Room

16'5" x 8'10" approx. (5.02 x 2.70 approx.)  
Window to rear, under stairs storage cupboard, radiator.

### Kitchen

8'1" x 12'7" approx. (2.48 x 3.85 approx.)  
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, mid level oven, hob with extractor fan over, space for washing machine and fridge freezer, partly tiled walls, tiled flooring, radiator, window to rear, door to side.

### First Floor Landing

Loft access.

### Bedroom One

11'1" x 11'1" approx. (3.40 x 3.40 approx.)  
Window to fore, fitted wardrobe unit, two storage cupboards, radiator.

### Bedroom Two

10'4" x 9'9" approx. (3.16 x 2.98 approx.)  
Window to rear, storage cupboard housing boiler, radiator.

### Bedroom Three

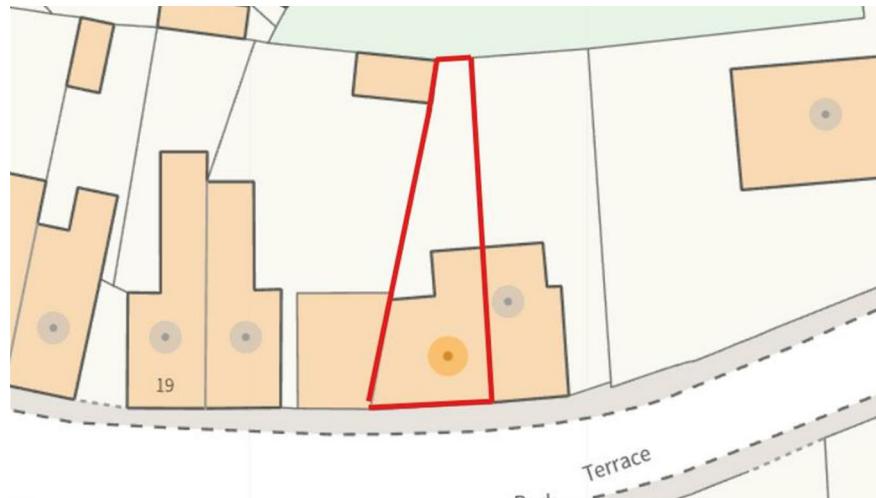
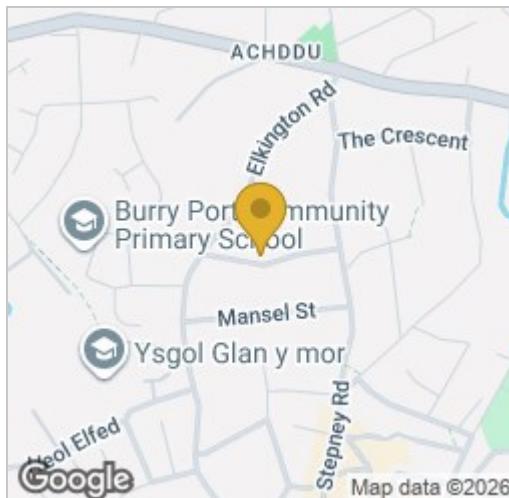
6'1" x 7'1" approx. (1.86 x 2.16 approx.)  
Window to fore, radiator.

### Shower Room

7'2" x 5'6" approx. (2.20 x 1.68 approx.)  
Fitted with W/C, pedestal wash hand basin, shower cubicle, radiator, window to rear vinyl flooring, tiled walls.

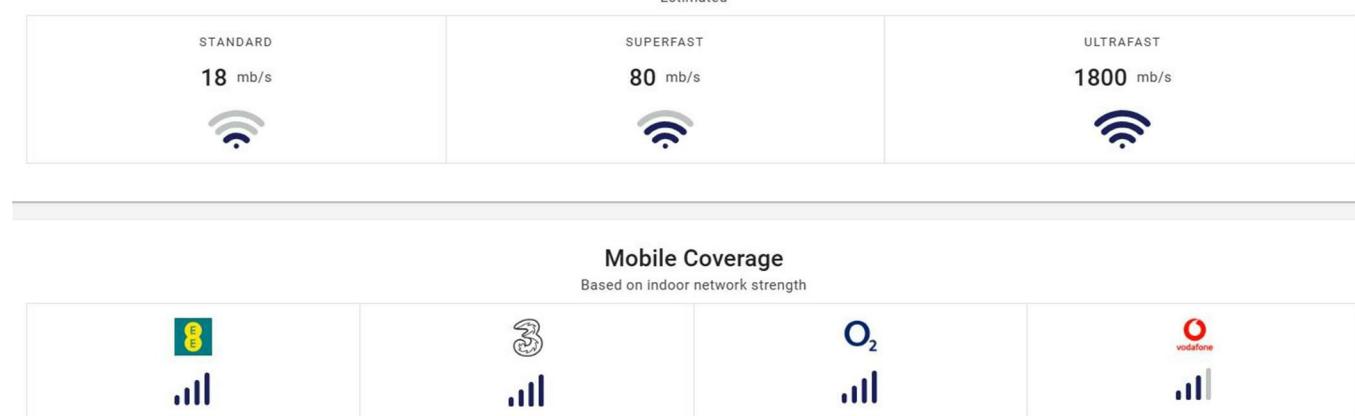
### Externally

Enclosed rear garden, patio area, raised artificial grass area, side access



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 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.

- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 84m<sup>2</sup> (Floorplan Available)
- Council Tax - C (July 2025)
- Freehold
- No Chain

We'd love to hear what you think!  
**LEAVE US A REVIEW**



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Reviews \*\*\*\*