



3 Sussex Road, Burry Port, SA16 0SE
£219,995

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Davies Craddock Estates are delighted to present for sale this spacious, detached bungalow, perfectly positioned on a substantial plot in the popular coastal area of Burry Port.

In need of modernising, this home presents an exciting blank canvas and an incredible opportunity for buyers looking to put their own stamp on a property in a prime coastal location.

Welcoming you inside, a generous hallway leads to a versatile floor plan currently arranged as two reception rooms and three well-proportioned bedrooms. The kitchen features a traditional pantry and opens into a practical side lean-to. Externally, the property truly shines with its large, private rear garden—combining patio and lawn areas, a greenhouse, and a substantial outbuilding ideal for a workshop or extra storage. The grounds also benefit from off-road driveway parking and convenient rear access.

Location & Amenities:

Burry Port is a highly desirable coastal town celebrated for its vibrant community, picturesque harbour, and scenic coastal walks. The property is ideally situated to take full advantage of local boutique shops, everyday amenities, local schools and excellent transport links.

Offered with no onward chain, early viewing is highly recommended to appreciate the scope and plot on offer.





Entrance Hallway

Reception One

9'7" x 16'1" approx. (2.94 x 4.92 approx.)

Window to front, radiator, gar fire and surround.

Reception Two

10'3" x 22'9" approx. (max) (3.14 x 6.94 approx. (max))

Enter via double doors, window to side, two radiators, door into;

Utility

5'8" x 10'9" approx. (1.73 x 3.28 approx.)

Tiled flooring, plumbing for washing machine, window to side, window and door to rear.



Kitchen

12'5" x 10'0" approx. (3.80 x 3.05 approx.)

Fitted with base units with worktop over, sink and drainer, space for freestanding cooker, tiled flooring and walls, radiator, two windows and door to side, door into; pantry with window to rear.

Lean-to

11'6" x 3'10" (3.51 x 1.18)

Sliding door to rear.



Bedroom One

13'1" x 11'6" approx. (4.00 x 3.51 approx.)

Window to front, radiator, storage cupboard.

Bedroom Two

10'10" x 10'5" approx. (3.32 x 3.19 approx.)

Window to front and side, radiator.

Bedroom Three

8'0" x 11'6" approx. (2.46 x 3.51 approx.)

Window to rear, radiator.

Shower Room

7'7" x 8'0" approx. (max) (2.32 x 2.46 approx. (max))

Fitted with W/C, hand wash basin vanity, shower cubicle, laminate flooring, tiled/wood walls, window to rear, airing cupboard (housing boiler - IDEAL)

External

Attached outbuilding with storage and W/C,. Enclosed rear garden with gated access with driveway. Outbuilding (not inspected) Raised patio area leading down to lawn areas with greenhouse.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

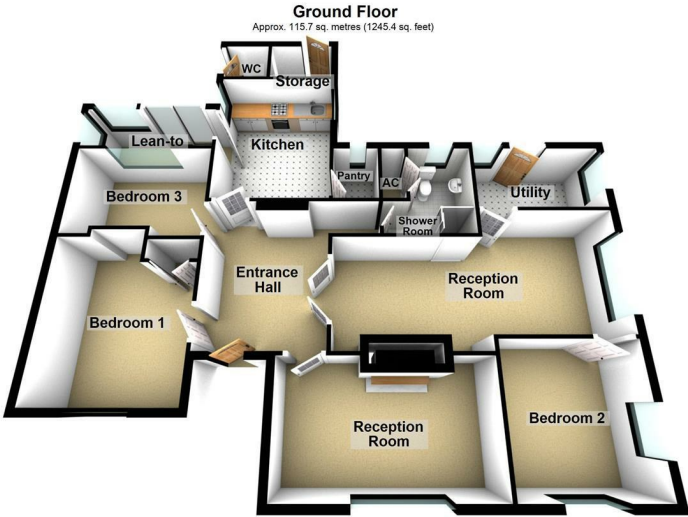
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- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Spacious Plot
- Driveway To Rear
- Mains Gas, Electric, Water & Drainage

- Council Tax - D (Provided by local authority, subject to change)
- EPC - D (Approx 105m2/1130ft2)
- Freehold
- No Chain



Total area: approx. 115.7 sq. metres (1245.4 sq. feet)

Estimated		
STANDARD	SUPERFAST	ULTRAFAST
16 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage

Based on indoor network strength

 	 	 	 
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We'd love to hear what you think!

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A REVIEW



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