

20A St. Marys Rise, Burry Port, SA16 0SH

£310,000

3 2 1 C

Est 1978

Davies Craddock Estates are pleased to present this unique, detached bungalow—the only one of its type—offering a much-loved and well-presented home throughout.

The property comprises, a welcoming living room, a separate dining room, and a well-appointed kitchen and three generous double bedrooms, with one bedroom featuring a convenient cloakroom. Externally, the property is set back from the road with a driveway providing parking for multiple vehicles and a detached garage at the rear. The enclosed rear garden features a lovely patio area with steps up to a lawn, side and rear gated access, and a greenhouse.

Situated in the heart of the popular coastal town of Burry Port, the property is ideally placed to enjoy a fantastic community feel while remaining close to a range of local amenities, including independent shops, schools, and regular public transport links, including the local railway station. Residents can easily take advantage of the town's vibrant harbour and marina, local eateries, and scenic walks along the Millennium Coastal Path, alongside being just minutes away from the expansive sands of Cefn Sidan Beach and Pembrey Country Park.

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

























Entrance Hallway

Two radiators, airing cupboard with housing boiler (WORCESTER) with hot water cylinder.

Living Room

15'3" x 12'8" approx. (4.67 x 3.87 approx.)

Electric fire with surround, french door to side, radiator, window to front.

Dining Room

10'7" x 10'6" approx. (3.24 x 3.21 approx.)

Radiator, window to side, vinyl flooring.

Kitchen

10'7" x 11'6" approx. (3.24 x 3.51 approx.)

Fitted with wall and base units, sink with mixer tap, double oven gas hob with extractor hood over, integrated fridge freezer, space for washing machine, tiled splashbacks and tiled flooring, window to side, external door.

Bedroom

11'8" x 11'1" approx. (3.56 x 3.38 approx.)

Fitted wardrobes, radiator, window to front.

Bedroom

11'8" x 13'1" approx. (3.56 x 3.99 approx.)

Fitted wardrobes and cupboards, radiator, bay window to side.

Bedroom

14'3" x 10'9" approx. (4.35 x 3.30 approx.)

Radiator, bay window to side.

Cloakroom

Fitted with W/C, hand wash basin, window to rear, vinal flooring.

Bathroom

10'7" x 8'6" approx. (3.24 x 2.60 approx.)

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

Detached Garage

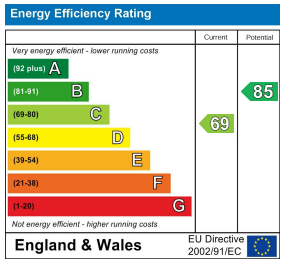
16'0" x 11'7" approx. (4.89 x 3.55 approx.)

Electric door to front with lighting and electrics.

External

Front: Paved driveway with steps leading up to main entrance.

Rear: Enclosed rear garden with two side access gates with rear gate. Patio area with steps up to lawn surrounded by mature trees and shrubs, greenhouse.



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.

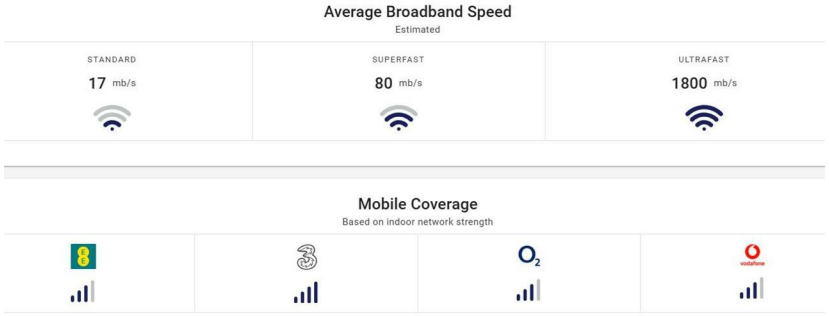
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



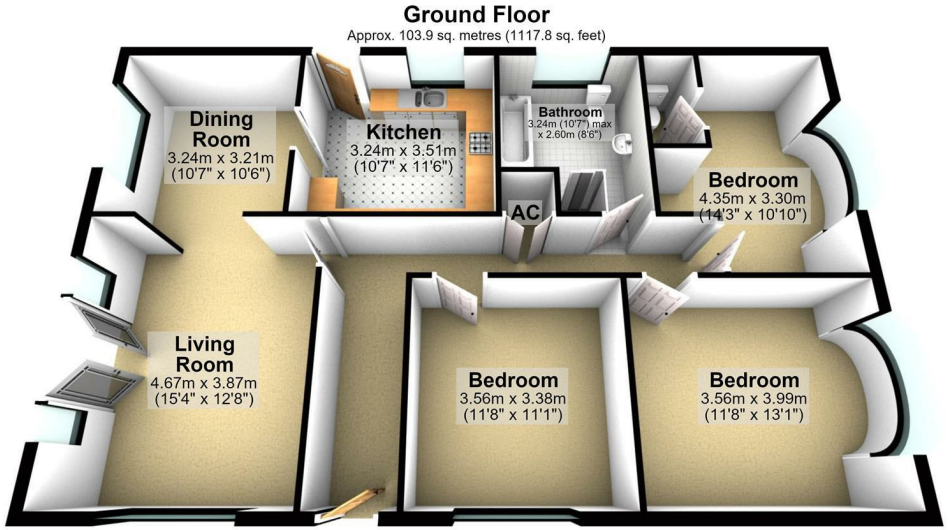


We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME Google Reviews

- Detached Bungalow
- Three Double Bedrooms
- Driveway
- Detached Garage
- Enclosed Garden
- EPC - C Approx. 99m2
- Council Tax - D (provided by local authority, subject to change)
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain



Total area: approx. 103.9 sq. metres (1117.8 sq. feet)

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ
T. 01554 779444 | **E.** estates@dcestates.co.uk
www.daviescraddock.co.uk

Est 1978