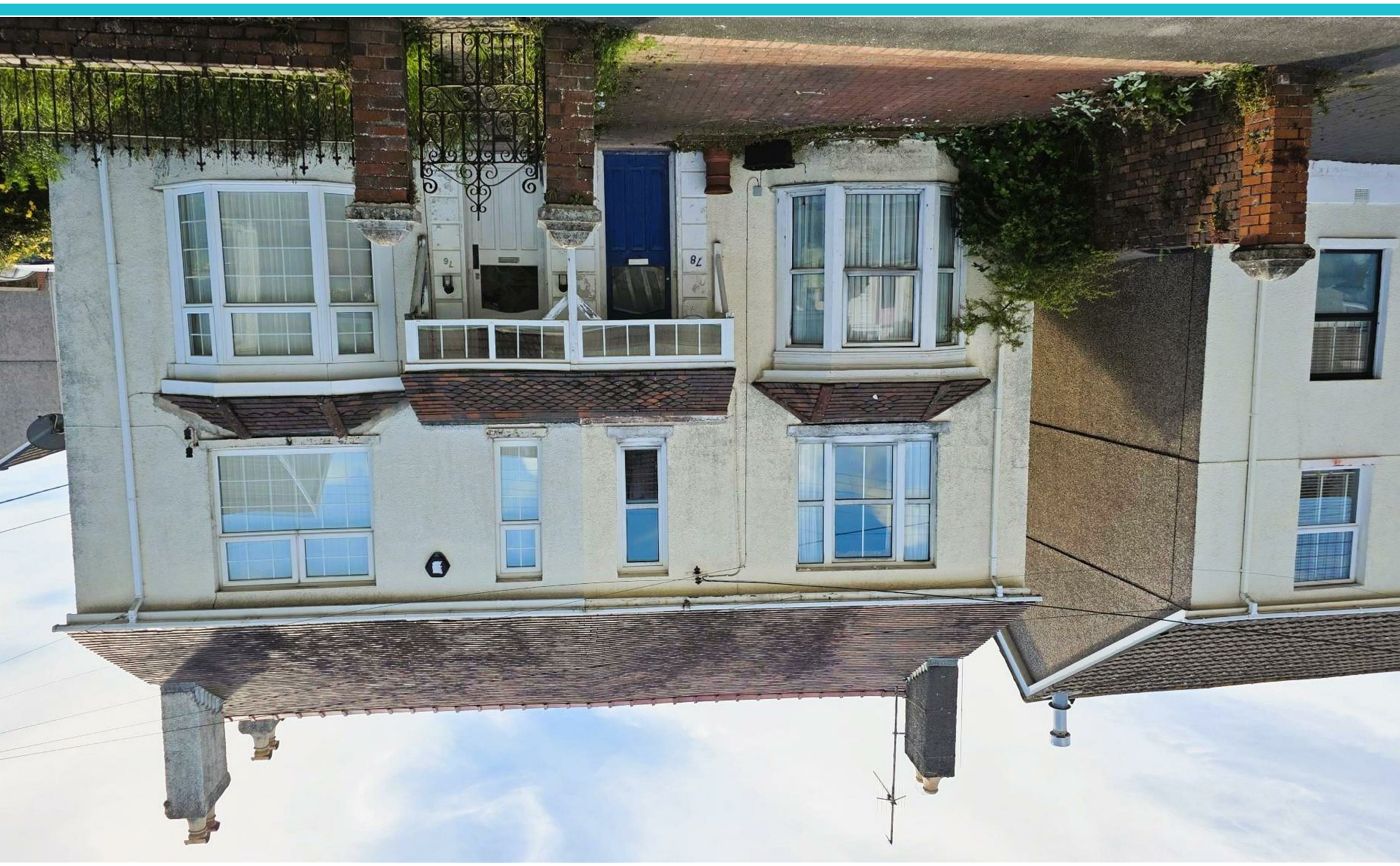
78 Elkington Road

, Burry Port, SA16 0AD

Asking Price £170,000

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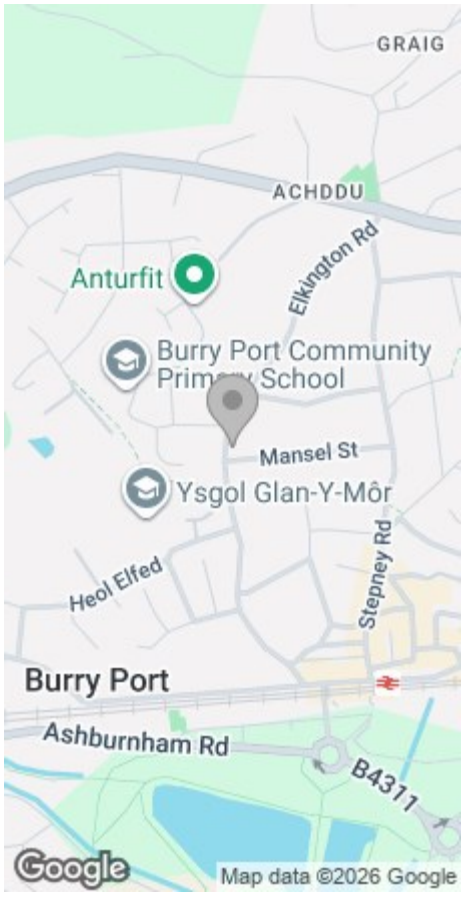


FLOOR PLAN

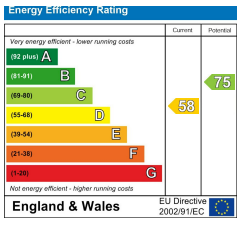


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate 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 or representations 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.

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GENERAL INFORMATION

Situated on the sought-after Elkington Road in the charming coastal town of Burry Port, the property presents an increasingly rare opportunity to acquire a home bursting with potential, offering the perfect canvas to create a truly spectacular family residence.
Having been lovingly held within the same family for many years, the property now begins an exciting new chapter, ready for its next owners to reimagine and transform it into something exceptional.
Generous in size and thoughtfully arranged, the home offers versatile accommodation throughout.
While the property would now benefit from a programme of modernisation, the foundations are already in place for something truly special. The spacious layout provides outstanding scope to redesign and enhance.
Externally, the property continues to impress, benefiting from private off-road parking to the front, a garage providing additional storage or workshop space, and a good size rear garden that offers endless possibilities.
Location is another standout feature. Perfectly positioned within walking distance of the picturesque harbour town of Burry Port, residents can enjoy a wonderful selection of independent eateries, cafés, local amenities, and the convenience of the railway station offering excellent transport connections. For lovers of the outdoors, the stunning surroundings provide an enviable lifestyle, with the breathtaking expanse of Pembrey Country Park nearby, alongside the renowned Ashburnham Golf Club, offering some of the finest coastal leisure opportunities in the area.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
25'11" x 9'10" (7.92 x 3.01)

Dining Room
15'7" x 9'1" (4.77 x 2.78)

Kitchen
17'5" x 6'10" (5.32 x 2.10)

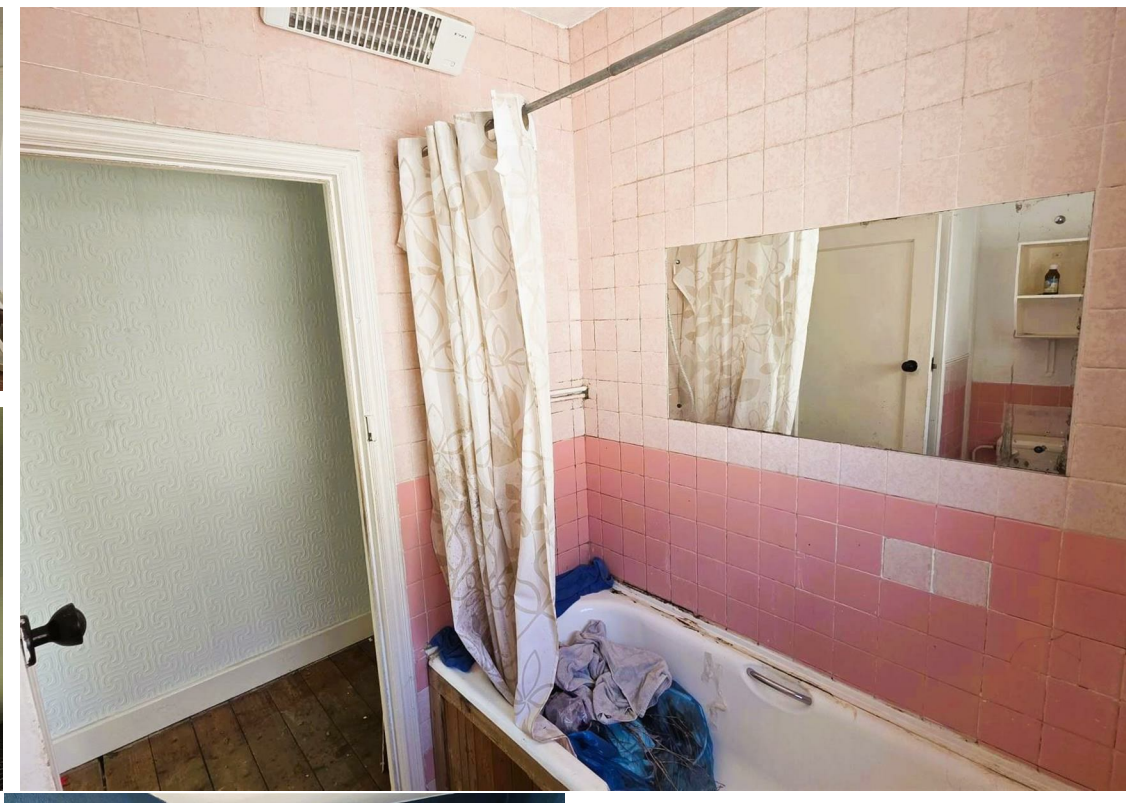
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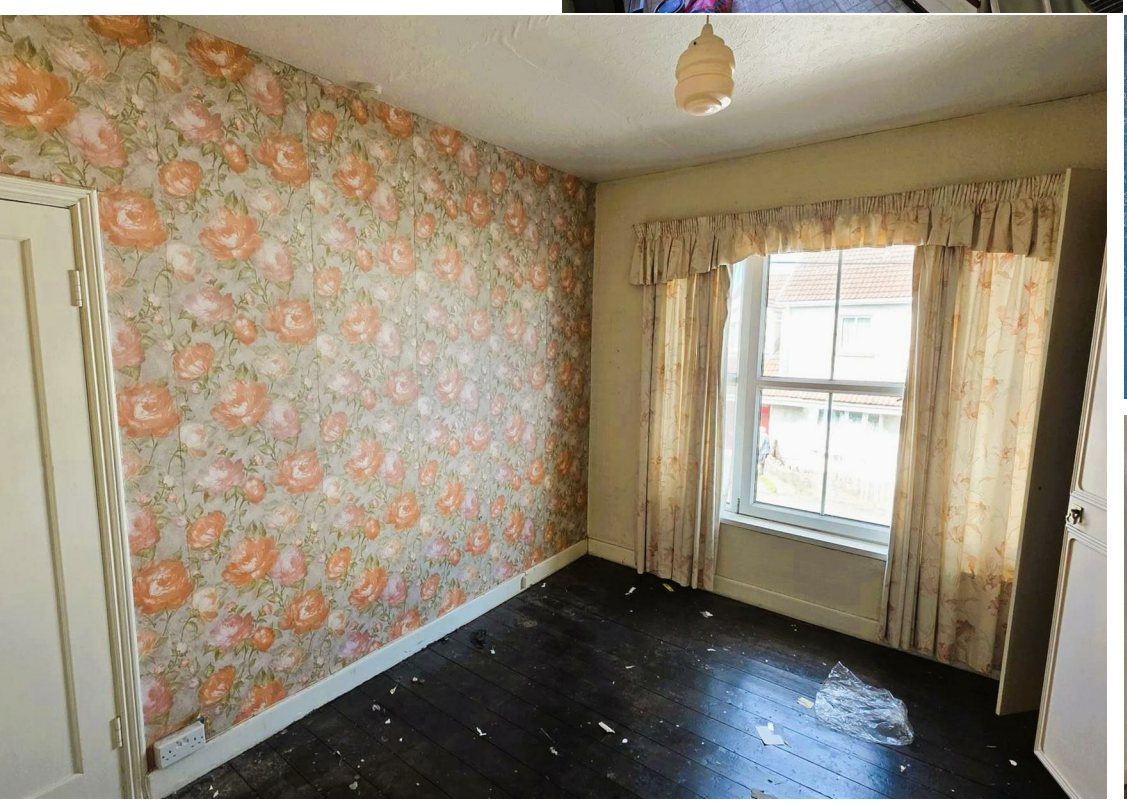
First Floor

Landing













Bedroom 1
9'4" x 8'5" (2.87m x 2.57m)

Bedroom 2
12'5" x 10'1" (3.79m x 3.08m)

Bedroom 3
11'9" x 10'0" (3.59m x 3.07m)

Bedroom 4
8'7" x 6'11" (2.62m x 2.12m)

Family Bathroom
7'3" x 5'11" (2.23m x 1.81m)

External

Parking
Parking to front and Garage to rear

Tenure
Freehold

Council Tax band = C

EPC = D

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





