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42 ELKINGTON PARK, BURRY PORT, SA16 0AU
£150,000



A Well Presented, Link Detached Property conveniently located within Burry Port, within easy reach of local amenities, schools and Burry Port Harbour. The accommodation within briefly comprises: Entrance Hallway, Cloakroom, Lounge and Kitchen/Dining Room to the Ground Floor, with Three Bedrooms and Bathroom to the First Floor. Externally there are Front and Rear Gardens, Driveway and Garage. EPC-E.
VIEWING ESSENTIAL TO APPRECIATE. NO ONWARD CHAIN.

ENTRANCE

UPVC double glazed door into:

HALLWAY

Coved and textured ceiling, stairs to first floor, smoke detector, radiator, laminate flooring, door into:

CLOAKROOM

Coved and textured ceiling, uPVC double glazed obscure glass window to side, fully tiled walls, laminate flooring, fitted with a two piece suite comprising: wall mounted wash hand basin and WC.

LOUNGE 4.916m max x 3.609m max (16'2" max x 11'10" max)

Coved and textured ceiling, uPVC double glazed window to front, radiator, gas fire on marble effect hearth and inset with wooden surround, wall mounted heating controls, television aerial point, telephone point, door into:

KITCHEN / DINING ROOM 4.885m max x 2.822m (16'0" max x 9'3")

Coved and textured ceiling, two uPVC double glazed windows to rear, uPVC double glazed obscure glass panel door to rear, door into pantry with shelving, door into garage, part laminate flooring, part carpet, radiator, television aerial point, space for table and chairs, fitted with a range of wall and base units with complementary work surface over, walls tiled to splash back, one and a half bowl stainless steel sink and drainer with mixer tap, built in electric fan oven with four ring stainless steel gas hob and extractor fan over, space for fridge freezer.

FIRST FLOOR

LANDING

Coved and textured ceiling, loft access hatch, smoke detector, uPVC double glazed window to side, door into airing cupboard with shelving and water tank.

BATHROOM 2.159m x 1.702m (7'1" x 5'7")



Textured ceiling, uPVC double glazed obscure glass window to rear, fully tiled walls, radiator, fitted with a three piece suite comprising: WC, pedestal wash hand basin and bath with overhead electric shower and glass shower screen.

BEDROOM ONE 3.340m x 2.778m max (10'11" x 9'1" max)

Skimmed ceiling, uPVC double glazed window to rear, radiator, television aerial point, door into storage cupboard with shelving and hanging rails.

BEDROOM TWO 3.726m x 2.595m (12'3" x 8'6")

Coved and textured ceiling, uPVC double glazed window to front, radiator, television aerial point, door into built in wardrobe with shelving and hanging rails.

BEDROOM THREE 2.767m max x 2.034m max (9'1" max x 6'8" max)

Coved and textured ceiling, uPVC double glazed window to front, radiator, double doors into storage cupboard with shelving and hanging rails, television aerial point.

EXTERNAL

FRONT

Lawned garden bordered with a range of mature shrubs and trees, driveway with space for multiple vehicles in tandem, pathway leading to entrance door and garage, external light, door into storage area.

REAR

Enclosed garden mainly laid to lawn, bordered with a range of mature shrubs and trees, paved area, uPVC pedestrian door into garage, space for shed, footpath leading to rear of the garden, further space for storage shed, external tap, flowerbed border.

GARAGE 4.983m x 2.521m (16'4" x 8'3")

Up and over door, electric and lighting connected, window to rear, wooden door into kitchen/dining room, uPVC door to rear garden, space for one vehicle, storage space, space and plumbing for washing machine, external tap.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01554 784 400

