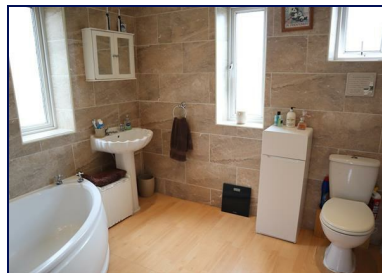


7 Brynhyfryd, Burry Port, Carmarthenshire, SA16 0PR



Asking price £130,000



A modern home with a cracking size garden nestled in a cul-de-sac in the heart of Burry Port, one of our most popular areas on the Carmarthenshire coast, harbour, shops, beach walks and good local schools. The house has parking to the front, side access leads you to the expanse of rear terrace and lawned garden, the garden is far bigger than you would anticipate. The house has three bedrooms and stylish bathroom on the first floor, downstairs offers front living room and open plan dining kitchen opening out to the garden at the rear. This semi-detached house is light and airy and modern in feel.

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RICS

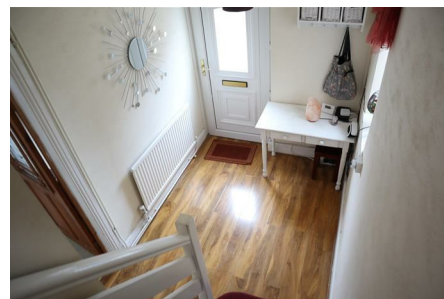


naea | propertymark

PROTECTED

Entrance Hall

With staircase to first floor, window to side, under stairs cupboard, radiator, laminate flooring.



Living Room

13'9 max x 9'11 (4.19m max x 3.02m)

Window to front, radiator, feature fireplace with marble hearth and wooden surround, two alcoves with shelving and spotlights.



Dining Room

13'4 x 10' (4.06m x 3.05m)

Patio doors to rear, radiator, laminate floor, alcoves with shelving and spotlights, built in fish tank, opening into ..



Kitchen

10' max x 9'5 (3.05m max x 2.87m)

Fitted with base and wall units with granite work surfaces, one and a half bowl stainless steel single drainer sink unit with mixer taps, integrated electric oven and grill, gas hob with glass splash back, plumbing for dish washer and washing machine, space for tumble dryer, fridge freezer and slimline wine cooler, laminate tiled floor, window to rear.



FIRST FLOOR

Landing

Window to side with obscure glass.



Bedroom 1

11'2 x 10'11 (3.40m x 3.33m)

Window to front, radiator, laminate floor, door into built in wardrobe with shelving and hanging rail into alcoves.



Bedroom 2

12' x 11'2 (3.66m x 3.40m)

Window to rear, radiator, built in cupboard housing wall mounted boiler, additional wardrobe space.



Bedroom 3

9'2 x 8'10 (2.79m x 2.69m)

Window to front, radiator, storage cupboard with shelving.



Bathroom

8'8 max x 8'1 (2.64m max x 2.46m)

Fitted with a three piece suite of w.c. wash hand basin and corner bath with shower over, heated towel rail, laminate floor, tiled walls, windows to rear and side, loft hatch.



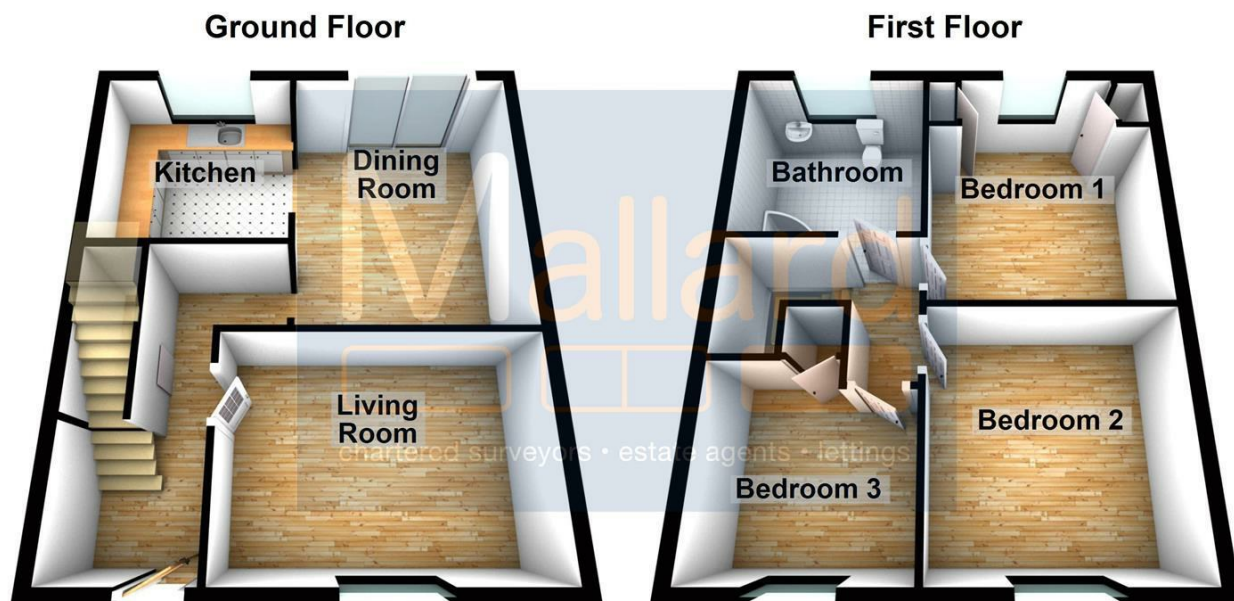
Externally

Front parking area with space for two cars, side pedestrian access to enclosed rear garden laid to lawn with mature shrubs and trees, patio area, flower bed borders, storage shed with electricity connected, outside w.c. Barbecue area with built in barbecue and granite work surface, decked area with external light and tap.



Services

We are advised all services are mains.



For Illustration Purposes Only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	78
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	72
(21-38) F		
(1-20) G		

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.