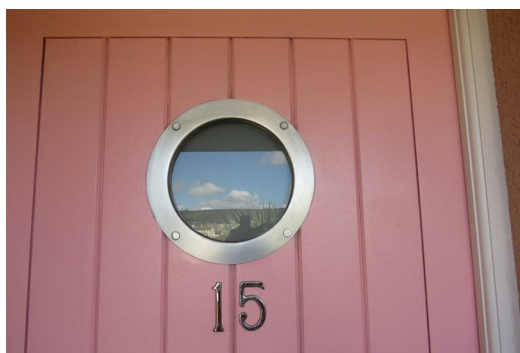




15 Chandlers Yard, Burry Port, Carmarthenshire SA16 0FE
£284,995

Willow Estates have pleasure in offering for sale a beautiful FOUR BEDROOM SEMI DETACHED TOWN HOUSE situated on the excellent and sought after Burry Port Harbour with walking distance to local shops and train station. Burry Port is ideally situated and has excellent access to Pembrey Country Park with its beautiful beach and the historic medieval Kidwelly Castle. The Accommodation within comprises of Entrance Hallway, Cloakroom, Kitchen with Breakfast Area, Lounge to the Ground Floor, on the First Floor there are TWO Double Bedrooms (Master with En-suite) and Family Bathroom with a further TWO Double Bedrooms to the Second Floor. Externally the property has a front and rear garden with Garage to the rear. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE LOCATION OF THIS PROPERTY. Energy Rating - C



Entrance

Access via entrance door leading into:

Entrance Hallway

Smooth ceiling, radiator, laminate wood floor, smoke detector, stairs to first floor, storage cupboard.

Cloakroom

A white two piece suite comprising of pedestal wash hand basin, low level W.C., smooth ceiling, spotlights, radiator, laminate wood floor, part tiled walls, extractor fan.

Kitchen with Breakfast Area 15'7 x 9'8 approx (4.75m x 2.95m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, one and half stainless steel sink with mixer tap, part tiled walls, gas four ring hob with extractor hood over, electric oven, laminate wood floor, wall unit housing wall mounted boiler, integrated fridge, integrated freezer, integrated dishwasher, plumbing for washing machine, space for table and chairs, radiator, hardwood double glazed sash style window to front.

Lounge 17'0 x 12'1 approx (5.18m x 3.68m approx)

Smooth ceiling, radiator, laminate wood floor, storage cupboard, hardwood double glazed sash style window to rear, hardwood double glazed French doors to rear garden.

First Floor

Landing

Smooth ceiling, radiator, smoke detector, stairs to second floor, storage cupboard.

Bedroom One 13'4 x 9'8 approx (4.06m x 2.95m approx)

Smooth ceiling, two built in wardrobes, radiator, hardwood double glazed sash style window to front, door into:

En-suite

A three piece suite comprising of shower in shower enclosure, low level W.C., pedestal wash hand basin, smooth ceiling, spotlights, extractor fan, shaver point, radiator, part tiled walls, hardwood double glazed sash style window to front, laminate wood floor.

Bedroom Two 11'5 x 9'8 approx (3.48m x 2.95m approx)

Smooth ceiling, radiator, hardwood double glazed sash style window to rear, built in wardrobe.

Family Bathroom 7'8 x 6'7 approx (2.34m x 2.01m approx)

A white three piece suite comprising of bath with shower over, wall mounted wash hand basin, low level W.C., smooth ceiling, spotlights, part tiled walls, radiator, laminate wood floor, shaver point, hardwood double glazed sash style window to rear.

Second Floor

Landing

Smooth ceiling, access to loft space

Bedroom Three 12'6 x 14'5 approx (3.81m x 4.39m approx)

Smooth ceiling, radiator, storage cupboard, hardwood double glazed sash style window to rear with views over the Gower Estuary.

Bedroom Four 13'4 x 10'7 approx (4.06m x 3.23m approx)

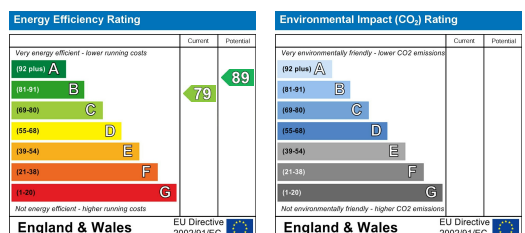
Smooth ceiling, storage cupboard, radiator, hardwood double glazed sash style window to front.

External

The front of the property is laid with gravelled stones with various shrubbery. The rear enclosed garden is laid mainly to lawn with patio area and pergola. Rear access leads to the garage. There is a £50 annual maintenance fee towards the maintenance of the rear courtyard. Further information is available upon request.

Garage

With up and over door, electric connected.



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

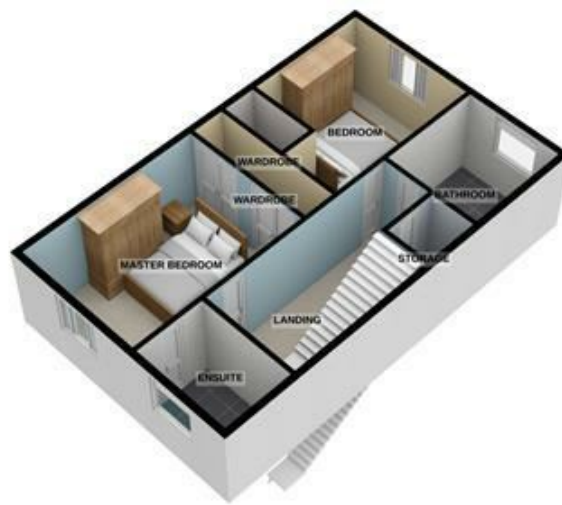
E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

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