



## 29 Woodbrook Terrace, Burry Port, SA16 0NG

TWO BEDROOM SEMI DETACHED HOUSE in the Coastal Town of Burry Port perfectly positioned to take advantage of the brief walk to the local amenities but also to the Burry Port Beaches and Coastal Path.

Property within comprises Lounge & Kitchen to the Ground Floor with Two Bedrooms and a Bathroom to the First Floor.

Externally there is a rear enclosed garden with an extended garden beyond fence with potential to have rear parking subject to planning.

\*\*\* IDEAL FIRST TIME BUYER PROPERTY\*\*\*

**£98,500**

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## **ENTRANCE**

Entrance via upvc door, radiator, upvc window to side, door to:

## **LOUNGE 4.565x4.074 (15'0" x 13'4")**

Wooden effect laminate flooring, upvc bay window to front, radiator, under stair storage cupboard.

## **KITCHEN 2.570x5.383 (8'5" x 17'8")**

Tiled effect linoleum flooring, range of wall and base units, composite double sink / drainer, tiled splashback, three upvc windows to rear, upvc door to side, wall mounted vaillant boiler, integrated oven with gas hob over, space for washing machine, space for tumble dryer.

## **FIRST FLOOR**

### **LANDING**

Upvc window to side, access to loft hatch.

### **BEDROOM ONE 5.388x3.138 (17'8" x 10'4")**

Two upvc windows to front, radiator.

### **BEDROOM TWO 2.568x3.137 (8'5" x 10'4")**

Upvc window to rear, radiator.

### **BATHROOM 2.744x2.214 (9'0" x 7'3")**

Tiled effect linoleum flooring, three piece white suite, upvc window to rear, radiator, part tiled walls.

## **EXTERNAL**

### **FRONT**

Slabbed frontage with lawned area, leading to front door.

### **REAR**

Paved area, mostly laid to lawn, extended garden beyond fence not only provides a bigger garden but potential to have rear parking subject to planning.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:**

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



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