

9 Heol Elizabeth, Burry Port, SA16 0PA



Asking price £150,000



We are delighted to offer for sale a semi-detached property located in the Town of Burry Port, within walking distance to local restaurants, train station and shops. With the added benefit of local attractions such as Burry Port Harbour, beaches and Pembrey Country Park close by.

The property does require modernising throughout and has great potential to make a lovely home. In a sought after location with the benefit of driveway and good sized level garden to rear, two bedrooms and bathroom upstairs. An ideal Investment or First Time Buy.

EPC Rating - E, Square Metres - 78, Council Tax - B

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RICS



naei | propertymark

PROTECTED

Accommodation Provides:

Front entrance door into

Hallway:

With staircase to first floor, timber tongue and groove panelling to ceiling, electric storage heater, laminate floor.



Lounge:

19'4" x 10'11" (5.91m x 3.34m)

Windows to front and rear, electric storage heater, marble hearth, coved and textured ceiling.



Dining Room:

7'7" x 9'11" (2.32m x 3.03m)

window to rear, electric storage heater, under stairs storage cupboard.



Kitchen:

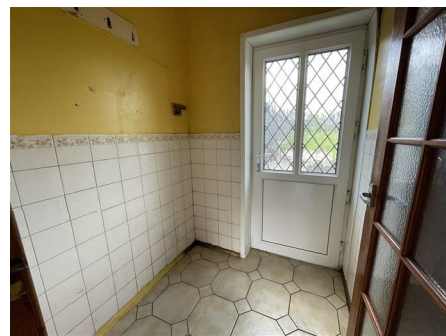
9'3" x 14'6" (2.82m x 4.42m)

Fitted with base and wall units, one and a half bowl composite sink, integrated electric oven and separate grill, electric hob with extractor above, plumbing for washing machine, space for fridge freezer, tiled floor, part tiled walls, electric storage heater, window to front, double glazed door with obscure glass to front, timber glazed door to rear, coved and textured ceiling.



Rear Hall:

Tiled floor, part tiled walls, uPVC double glazed door to rear with obscure glass.



Cloakroom:

Walls tiled to half, tiled floor, w.c. window to rear with obscure glass.



FIRST FLOOR:

Window to side, loft access, airing cupboard.

Bedroom 1:

14'3" x 9'0" (4.36m x 2.75m)

Window to front, textured ceiling, built in storage cupboard.



Bedroom 2:

11'1" x 10'4" (3.4m x 3.15m)

Window to rear.



Bathroom:

With w.c. and wash hand basin, shower cubicle with wall mounted electric shower, respatex walls, window to rear with obscure glass.



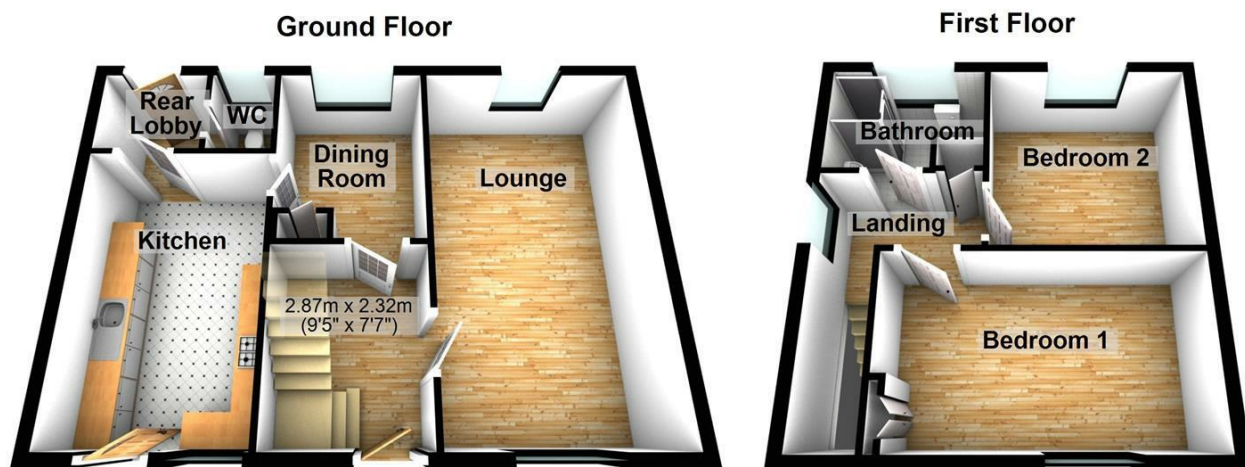
Externally:

Front forecourt laid with ornate chippings, tarmac drive. enclosed rear garden laid to lawn and patio, further patio to rear.



Services:

Mains water, electricity and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	42	75

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		
(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.