



# Dawsons

estate agents



## Mansel Street, Burry Port, SA16 0BD

Located within Burry Port, with local schools, shops and harbour within easy reach and just a short drive to Pembrey Country Park and Cefn Sidan Beach. The property within briefly comprises: Entrance Hallway, TWO RECEPTION ROOMS, Kitchen and Utility Area to the Ground Floor, with THREE BEDROOMS and Bathroom to the First Floor. Externally there is a Front Forecourt and a good sized Rear Garden.  
FOR SALE WITH NO ONWARD CHAIN.



**£109,950**

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## ENTRANCE

UPVC door with obscure glass double glazed panel and matching top panel into:

## VESTIBULE

Papered ceiling, vinyl flooring, door with obscure glass into:

## HALLWAY

Coved and skimmed ceiling, smoke detector, stairs to first floor, understairs storage cupboard, radiator, door into:

## RECEPTION ROOM ONE 3.889m x 2.759m (12'9" x 9'1")

Coved and skimmed ceiling, uPVC double glazed window to front, exposed wooden floorboards, radiator, two recess alcoves, cast iron effect open fireplace with slate effect hearth, television aerial point.

## RECEPTION ROOM TWO 3.772m x 2.973m (12'4" x 9'9")

Coved and skimmed ceiling, aluminium framed single glazed window to rear, radiator, television aerial point, two telephone points.

## KITCHEN 3.744m x 2.567m (12'3" x 8'5")

Coved and skimmed ceiling, uPVC double glazed window to rear, wooden single glazed window to side, wooden single glazed door to side, laminate tile effect flooring, radiator, telephone point, fitted with a range of wall, base and display units with work surface over, one and a half bowl stainless steel sink and drainer with mixer tap, walls tiled to splash back, built in electric oven with four ring gas hob and stainless steel chimney hood over, space for free standing fridge freezer, door into:

## UTILITY AREA

Polycarbonate roof, tiled flooring, plumbing for washing machine, space for tumble dryer, fitted base units with work surface over, uPVC double glazed door to rear, uPVC double glazed window to rear.

## FIRST FLOOR

### SPLIT LEVEL LANDING

Skimmed ceiling, loft access, smoke detector.

## BATHROOM

UPVC obscure glass double glazed window to side, vinyl flooring, fitted with a three piece suite

comprising pedestal wash hand basin, WC and bath with shower over, walls tiled to splash back, storage cupboard with wall mounted gas Vaillant boiler, radiator.

## BEDROOM ONE 3.700m x 2.813m (12'2" x 9'3")

UPVC double glazed window to front, telephone point, exposed wooden floorboards, radiator.

## BEDROOM TWO 3.01m x 2.950m (9'11" x 9'8")

Skimmed ceiling, uPVC double glazed window to rear, radiator, exposed wooden floorboards, cast iron effect fire place with slate effect hearth and wooden mantle.

## BEDROOM THREE 2.782m x 1.786m (9'1" x 5'10")

UPVC double glazed window to front, radiator, telephone point.

## EXTERNAL

### FRONT

Gated forecourt with path leading to front door.

### REAR

Enclosed rear garden mainly laid to lawn with paved area and pedestrian side access via shared pathway.

## DIRECTIONS

From our office on Murray St, at the lights with vista lounge on your right hand side follow the road through the lights onto Queen Victoria Road and proceed to the roundabout at the bottom of the road, take the second exit towards Sandy Water Park, at the next roundabout take the second exit onto Sandy Road signposted Burry Port, follow the road through the village of Pwll and onto Burry port. Proceed past the petrol station onto Colby Road. At the pedestrian crossing turn left onto Stepney Road and proceed down the hill, take the second turning right onto Mansel Street, where the property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01554 784 400

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

