

# 3 bedroom semi-detached house for sale, Dyffryn, Burry Port SA16 (122,500 GBP)



Location **Wales, Dyfed**  
<https://www.freedasz.co.uk/x-165680-z>

Entrance: Access via uPVC double glazed entrance door leading into: Hall Textured Ceiling, smoke detector, radiator, stairs to First Floor. Lounge: 5.15m x 3.68m (16'11 x 12'1) approx Coved and smooth ceiling, radiator, gas coal effect fire set in stone fire surround, two recess alcoves with wall lights, uPVC double glazed window to front. Dining Area: 2.61m x 3.02m (8'7 x 9'11) approx Coved and textured ceiling, radiator, dado rail, uPVC double glazed French Doors to rear garden, opening into Kitchen: 2.94m x 2.59m (9'8 x 8'6) approx A fitted Kitchen comprising of matching wall and base units with complimentary work surface over, coved and textured ceiling, single stainless steel sink unit with mixer tap, part tiled walls, vinyl wood effect flooring, plumbing for washing machine, uPVC double glazed window to rear, uPVC double glazed entrance door, radiator space for Fridge Freezer, under stairs storage cupboard. First Floor Landing: Textured ceiling, smoke detector, access to loft space, uPVC double glazed window to side. Bedroom One: 3.20m x 3.45m (10'6 x 11'4) approx Textured ceiling, radiator, uPVC double glazed window to front, airing cupboard with shelving. Bedroom Two: 2.76m x 3.14m (9'1 x 10'4) approx Textured ceiling, radiator, uPVC double glazed window to rear. Bedroom Three: 2.79m x 2.54m (9'2 x 8'4) approx Textured ceiling, radiator, uPVC double glazed window to front. Bathroom: A two piece suite comprising of paneled bath with electric shower over, pedestal wash hand basin, coved and textured ceiling, part tiled walls, radiator, tiled floor, uPVC double glazed window to rear. Separate W.C. A low level W.C. textured ceiling, radiator, uPVC double glazed window to rear. External: The front of the property is laid with attractive gravel stones and benefits from various shrubs, with side driveway leading to the rear garden. The rear garden is laid mainly with attractive gravel stones and patio area with the benefit of various shrubs. PLEASE NOTE: All sizes 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 check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens 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;

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