



**17 New Street,
Burry Port SA16 0RT**

Offers in the region of £250,000

Versatile Accommodation
Income Potential
Off Road Parking to Rear
Coastal Location
EER: TBC

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DESCRIPTION

This versatile terraced property has been extended and partially converted by the current owners. The property could be used as a guest house, with some completion works needed, or is an unique size as a home for the growing family. The accommodation is set over three floors and could allow family living downstairs with guest rooms above. Fire doors and alarm system are connected with emergency lighting in some sections of the house.

The rear garden offers gated lane access to off road parking for approximately eight cars.

Situated at the far end of New Street, the house is a short walk from the town centre and mainline train station. Burry Port harbour and beach front are less than one mile away and the popular Pembrey Country Park with its award winning beaches is the approximately four miles to the West. The town boasts charming eateries and family run shops and the central train station provides routes further West and East to London Paddington.

ENTRANCE HALLWAY

Entered via door from front with glazed panel over, stairs to first floor, under stairs storage cupboard, carpet, two radiators, fire alarm control panel, textured and coved ceiling. Doors to:

LOUNGE

13'09 x 10'08 (4.19m x 3.25m)

Double glazed window to front, feature fireplace and hearth (currently disconnected), alcove storage cupboards, carpet, radiator, textured and coved ceiling. Double glazed sliding door to:

KITCHEN

15'01 x 9'03 (4.60m x 2.82m)

Fitted with a range of wall and base units with worktop over, double bowl sink and drainer unit, wall mounted Vaillant boiler, space for cooker with extractor over, space and plumbing for dishwasher, space for fridge freezer. Door to hallway, vinyl flooring, part tiled walls, textured and coved ceiling. Door to:

FAMILY ROOM

34'05 x 8'11 (10.49m x 2.72m)

Two double glazed windows to rear and double glazed window to reception room, two skylights, door to rear garden. Space and plumbing for washing machine, space for tumble drier and chest freezer, worktops. Tiled floor, three radiators. Door to:

RECEPTION ROOM ONE

12'05 x 9'03 (3.78m x 2.82m)

Two double glazed windows to rear, frosted double glazed window to bathroom, tiled floor, radiator.

GROUND FLOOR ENSUITE

Shower, pedestal wash hand basin, WC. Frosted double glazed window to reception room, vinyl flooring, part tiled walls, textured and coved ceiling. Door to:

GROUND FLOOR

BEDROOM/RECEPTION ROOM TWO

10'00 x 8'04 plus 5'09 x 5'06 (3.05m x 2.54m plus 1.75m L-shaped. Laminate flooring, radiator, textured and coved ceiling. Opening to:

DRESSING ROOM

11'10 x 5'06 (3.61m x 1.68m) Double glazed window to rear, tiled floor, radiator, coved ceiling.

FIRST FLOOR LANDING

Skylight, carpet, radiator, textured and coved ceiling.

Doors to:

BEDROOM ONE

14'08 x 7'09 (4.47m x 2.36m)

Double glazed window to rear, pedestal wash hand basin, radiator, coved ceiling. Opening to en-suite with shower and WC, tiled floor, part tiled walls, textured and coved ceiling with extractor.

BEDROOM TWO

14'06 x 6'10 (4.42m x 2.08m)

Double glazed window to front, pedestal wash hand basin, radiator, part tiled walls, coved ceiling. Opening to en-suite with shower and WC, tiled floor, part tiled walls, textured and coved ceiling with extractor.

BEDROOM THREE

Double glazed window to front, wall mounted wash hand basin, carpet, radiator, part tiled walls, textured and coved ceiling.

BEDROOM FOUR

14'06 x 9'10 (4.42m x 3.00m)

Double glazed window to front, radiator, textured and coved ceiling. Opening to en-suite with bath (and plumbing for shower), pedestal wash hand basin, WC, vinyl flooring, radiator, part tiled walls, textured and coved ceiling.

BEDROOM FIVE

9'08 x 5'06 (2.95m x 1.68m)

Frosted double glazed window to rear, carpet, radiator, part tiled walls, textured and coved ceiling.

SHOWER ROOM ONE

Shower, pedestal wash hand basin, WC. Frosted double glazed window to side, vinyl flooring, radiator, tiled walls and coved ceiling.

BEDROOM SIX

12'00 x 5'11 plus 6'08 x 4'04

(3.66m x 1.80m plus 2.03m L-shaped. Double glazed window to rear, pedestal

wash hand basin, radiator, part tiled walls, coved ceiling. Door to en-suite with shower and WC, frosted double glazed window to side, tiled floor, part tiled walls, radiator and extractor.

SECOND FLOOR LANDING

Double glazed window to rear, doors to two large storage rooms with limited headroom, carpet, radiator. Doors to:

BEDROOM SEVEN

15'01 x 12'10 (4.60m x 3.91m)

Double glazed window to front with limited headroom in dormer, vanity wash hand basin, radiator, part tiled walls, textured ceiling.

BEDROOM EIGHT

15'02 x 13'09 (4.62m x 4.19m)

Double glazed window to front with limited headroom in dormer, plumbing for vanity wash hand basin, radiator, part tiled walls, textured ceiling.

SHOWER ROOM TWO

Shower, WC. Frosted single glazed window to side, vinyl flooring, radiator, textured ceiling.

SHOWER ROOM THREE

Shower, wall mounted wash hand basin, WC. Frosted double glazed window to rear, part vinyl and part tiled flooring, part tiled walls, radiator, textured ceiling.

EXTERNALLY

To the rear of the property is a gated garden with a concrete area housing greenhouse and storage/ planting area. The rear space has potential for parking for up to 8 cars.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli office- SA15 1AQ, turn right on to Station Road. Take the second left on to Coleshill Terrace. Turn left on to Pembrey Road. At Sandy roundabout, take the third exit on to Sandy Road. Proceed on this road through Pwll. At the Lighthouse roundabout, take the second exit. Turn left, before the petrol station, on to Church Road. Proceed on to New Street. The property is located on the right, as advertised by our For Sale board.

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**John.
Francis**