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**THORNES**

**ESTATE  
AGENTS**

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**5 WILLIAMS TERRACE, BURRY PORT.  
CARMARTHENSHIRE SA16 0PG**



**OFFERS IN THE REGION OF £89,950**

- **MID TERRACE PROPERTY**
- **CONVENIENTLY LOCATED IN THE HEART OF BURRY PORT, WITHIN WALKING DISTANCE OF SHOPS AND THE MARINA**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **PARTIAL GAS CENTRAL HEATING**



Burry Port Marina

## **5 WILLIAMS TERRACE, BURRY PORT (cont.d)**

A mid terrace property, ideally situated in the heart of the coastal town of Burry Port (edged RED on attached plan), within walking distance of the local shopping centre and Boating Marina. The property abuts the pavement at the front and has a rear garden.

### **GROUND FLOOR**

**ENTRANCE HALL** – UPVC double glazed entrance door. Radiator. Staircase leading to first floor.

**DINING ROOM** – 3.86m x 2.74m(12'8" x 9'0"). Radiator. UPVC double glazed window.

**LOUNGE** – 3.93m x 3.56m(12'11" x 11'8"). Laminate floor. Fireplace with gas coal effect fire. Under-stairs storage cupboard.

**KITCHEN** – 2.52m x 3.38m(8'3" x 11'1"). Radiator. UPVC double glazed window.

Walls partially tiled. Tiled floor. Range of base units incorporating 1 ½ basin sink unit, range of wall cupboards. Timber window. Timber door leading to:-

**CONSERVATORY** – 3.58m x 1.99m(11'9" x 6'6"). UPVC double glazed window and UPVC double glazed door leading to rear garden.

### **FIRST FLOOR**

**LANDING.**

**BACK BEDROOM** – 2.40m x 3.18m(7'11" x 10'5"). Radiator. UPVC double glazed window.

**FRONT BEDROOM** – 3.92m x 2.83m(12'10" x 9'4"). Radiator. UPVC double glazed window.

**FRONT BEDROOM** – 2.06m x 2.96m(6'9" x 9'9"). Radiator. UPVC double glazed window.

**BATHROOM** – Bath, shower cubicle, wash hand basin and W.C. Towel rail. Tiled walls and tiled floor. UPVC double glazed window. Airing cupboard housing combi central heating boiler.

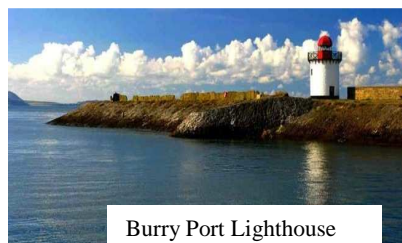
**OUTBUILDINGS** – SHED and SUMMER HOUSE.

**EXTERIOR** – The property abuts the pavement at the front and has a rear garden laid to lawn with paving.

**TENURE** – Freehold (to be confirmed).

**COUNCIL TAX BAND** – 'B'

**VIEWING** - Strictly by appointment with THORNES.



Burry Port Lighthouse

**PLEASE NOTE:** Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

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