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**EST. 1972** **THORNES** **ESTATE AGENTS**

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**VIEW ALL OUR PROPERTIES AT: [www.thornesllanelli.co.uk](http://www.thornesllanelli.co.uk)**

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**9 FURNACE ROAD, BURRY PORT,  
CARMARTHENSHIRE SA16 0HY**



**OFFERS IN THE REGION OF £115,000**

- **SEMI DETACHED**
- **2 RECEPTION ROOMS**
- **3 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **CAR HARDSTANDING**

**9 FURNACE ROAD, BURRY PORT (cont'd)**

A semi detached property situated in the coastal town of Burry Port (edged RED on attached plan), within easy access of the Ashburnham Championship Golf Links. The property has a front garden with car hardstanding alongside and rear garden.

**GROUND FLOOR**

**ENTRANCE HALL** – UPVC double glazed door. Staircase to first floor. Radiator. UPVC double glazed window. Cupboard underneath stairs.

**DINING ROOM** – 3.79m x 3.06m. Radiator. UPVC double glazed window.

**LOUNGE** – 3.84m x 3.05m. Radiator. UPVC double glazed window. Gas fire in tiled fireplace.

**KITCHEN** – 3.01m x 2.86m. Range of base units incorporating sink unit and wall cupboards. Gas central heating boiler. Radiator. UPVC double glazed window. Partially tiled walls.

**UTILITY ROOM** – 2.49m x 2.39m. Sink unit. Partially tiled walls. UPVC double glazed window and door.

**CLOAKROOM** – W.C.

**PANTRY.**

**FIRST FLOOR**

**LANDING** – UPVC double glazed window.

**FRONT BEDROOM** – 3.38m x 3.64m (overall). Radiator. UPVC double glazed window.

**BACK BEDROOM** – 3.31m x 3.40m. Radiator. UPVC double glazed window. Fitted wardrobes. Airing cupboard.

**FRONT BEDROOM** – 2.67m x 2.74m. Radiator. UPVC double glazed window. Storage cupboard.

**BATHROOM** – Bath and wash hand basin. 2 UPVC double glazed windows. Radiator. Partially tiled walls.

**SEPARATE W.C.** – UPVC double glazed window.

**EXTERIOR** - Rear garden with patio and lawn.

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



**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:-**

- 1) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.**
- 2) No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.**



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