

Elkington Road, Burry Port, Carmarthenshire

Guide Price: £150,000

John Francis







Situated on the sought-after Elkington Road in Burry Port, this impressive two-bedroom semi-detached property offers spacious and versatile accommodation arranged over two floors, combining period charm with excellent potential for modernisation.

The accommodation briefly comprises an entrance hallway, two generous reception rooms featuring high ceilings and character features, together with a spacious dining room providing an ideal space for entertaining. To the rear is a fitted kitchen, utility room and additional reception space overlooking the garden.

To the first floor, the property offers two well-proportioned bedrooms, together with a versatile study/home office. Family bathroom, providing excellent flexibility and convenience for modern family living and a wide range of prospective purchasers.

Externally, the property benefits from a sizeable enclosed rear garden with patio and lawned areas, providing excellent outdoor space together with useful outbuildings and storage. The property enjoys a convenient location within easy reach of Burry Port's harbour, beaches, local amenities and transport links.



Ground Floor **First Floor**

Total floor area 152.9 m² (1,646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01554 773051
E: llanelli@johnfrancis.co.uk
27 Murray Street, Llanelli, Carmarthenshire, UK, SA15 1AQ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: LLN_LLN250138_R4PL_8