

Dolau Fan Road, Burry Port, Carmarthenshire

Offers in the region of: £260,000

John Francis













John Francis are pleased to present this well-maintained two-bedroom semi-detached bungalow situated in the sought-after coastal town of Burry Port, offered to the market with the significant advantage of no onward chain. Occupying a generous plot, the property benefits from a large driveway providing ample off-road parking and boasts an impressive sunroom/living area, a standout feature of the home, complete with bi-fold doors that open onto the garden and create a wonderful space for both relaxing and entertaining.

The accommodation briefly comprises an entrance hallway, two bedrooms, with the principal bedroom benefiting from a recently fitted en-suite shower room, a modern family bathroom, and a kitchen/diner with a useful porch providing access to the rear garden. The spacious sunroom/living room is flooded with natural light and features patio doors opening onto the patio area, as well as bi-fold doors that perfectly frame views of the garden and seamlessly blend indoor and outdoor living.

Externally, the property enjoys a low-maintenance gravelled frontage and an extensive driveway extending to the side of the property, allowing vehicle access to the rear. The rear garden offers an excellent degree of privacy and comprises a patio seating area, a large lawn ideal for families, gardening enthusiasts or outdoor







Ground Floor

Total floor area 88.5 m² (952 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: **C**

Tenure: **Freehold**

Viewing by appointment

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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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