

**S I L V E R
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P R O P E R T Y

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t: 07595939335
info@silveroakproperty.com



14 Bryn Gwdig, Burry Port, Carmarthenshire, SA16 0SW
£127,000

Listing QR code:



Chain-free
Ideal for a first-time buyer
Three bedrooms
Sought-after location
Enclosed garden
Freehold
Terraced
Kitchen with pantry
EPC: C
Tax band: B

Presented by Silver Oak Property Ltd, this charming three-bedroom terrace residence is located in the highly desirable Burry Port area. Conveniently positioned within easy reach of the harbour, town centre, local schools, and the train station, this property offers a blend of accessibility and comfort. The accommodation includes a hallway, lounge, kitchen, shower room, and cloakroom on the ground floor, while the first floor features three bedrooms. Outside, the low-maintenance garden adds to the appeal of this attractive property.

Living Room

3.90 m x 3.48 m Approx.

Features: Double-glazing uPVC window to the front, radiator, thermostat

Bathroom

1.24 m x 2.38 m Approx.

Features: Pedestal basin, small double-glazing uPVC window to the back, shower cubicle with electric shower, vinyl flooring

Kitchen

2.27 m x 2.91 m Approx.

Features: Range of kitchen units with matching worktop, double-glazing uPVC window to the back, freestanding cooker, fuse box, under-the-stairs storage, pantry, vinyl flooring

Cloakroom

0.89 m x 1.49 m Approx.

Features: WC, combi boiler, small double-glazing uPVC window to the back

Hallway and Landing

Special Features: 2x Wired-in smoke detectors

Bedroom 2

3.06 m x 2.68 m Approx.

Features: Double-glazing uPVC window to the back, radiator

Master Bedroom

4.40 m x 2.91 m Approx.

Features: Airing cupboard, double-glazing uPVC window to the front, radiator

Bedroom 3

2.70 m x 2.10 m Approx.

Features: Double-glazing uPVC window to the back, radiator



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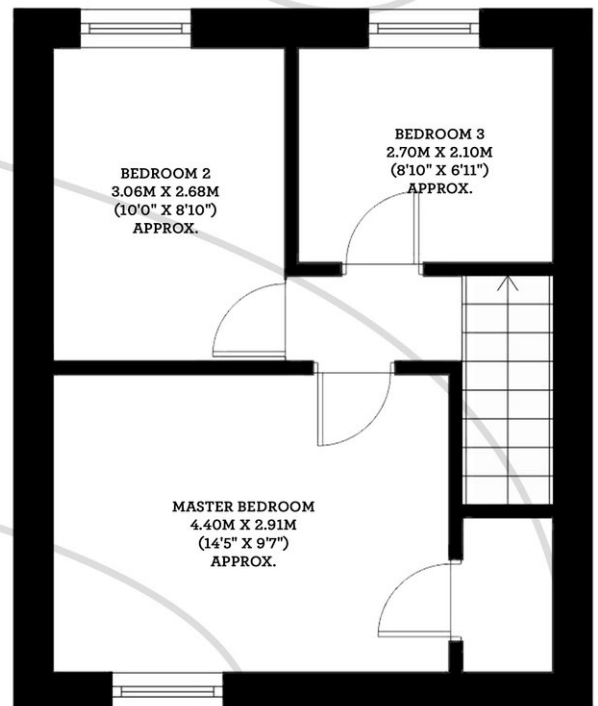
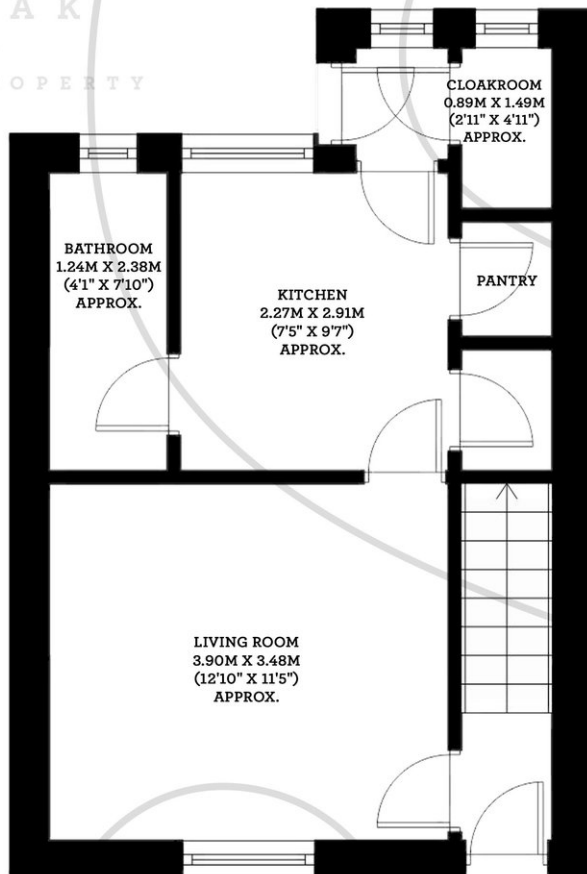


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This plan is for illustration purposes only and may not be representative of the property. Not to scale.

While every effort has been made to ensure the accuracy of the floor plan provided here, measurements of rooms and any other items are approximate, and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Not to scale.

14 Bryn Gwdig Burry Port Carmarthenshire SA16 0SW	Energy rating C	Valid until: 04/01/2032 Certificate number:
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Property type:

Terraced House

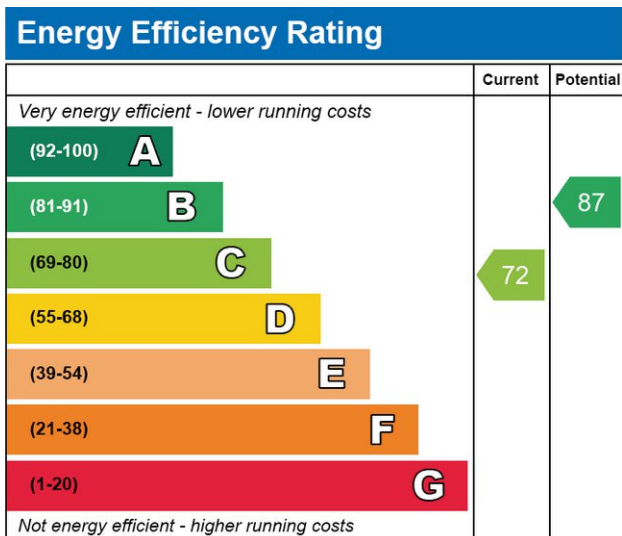
Energy rating and score

This property's current energy rating is C. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



IMPORTANT NOTICE: These particulars has been collaboratively prepared with the seller in all good faith to provide a fair and comprehensive overview of the property. If there are specific aspects crucial to you, kindly verify with us, especially if you're travelling a considerable distance for a property viewing. It is essential to note that the sale of the property excludes certain items, namely: fitted carpets, curtains, blinds, curtain rods, poles, light fittings, kitchen appliances, sheds, and greenhouses, etc, unless expressly specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances, and equipment mentioned in the sales details have not undergone testing, and as such, no warranty can be provided. Prospective buyers should ensure satisfaction on such matters before finalizing a purchase. Any provided areas, measurements, or distances are indicative and not precise. Property viewings are available by appointment only with Silver Oak Property at 07595939335.