



### 53 Parc Tyisha, Burry Port, Carmarthenshire, SA16 0RR

- Traditional Detached Bungalow

- Spacious Lounge into Dining Area & Conservatory

- South-facing Rear Garden

- Two Double Bedrooms

- Outbuilding Offering Extra Living Space

- Detached Garage with Driveway & Separate Driveway

- Coastal Town

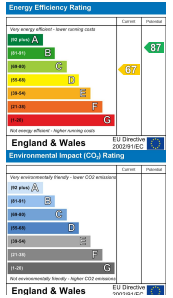
- Popular Residential Estate

- EPC RATING D. COUNCIL TAX BAND E.

£335,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

*The Agent that goes the Extra Mile*

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains water, electric, gas and sewerage. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VVWProps

Take on JHL/SC/0624/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically 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 referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

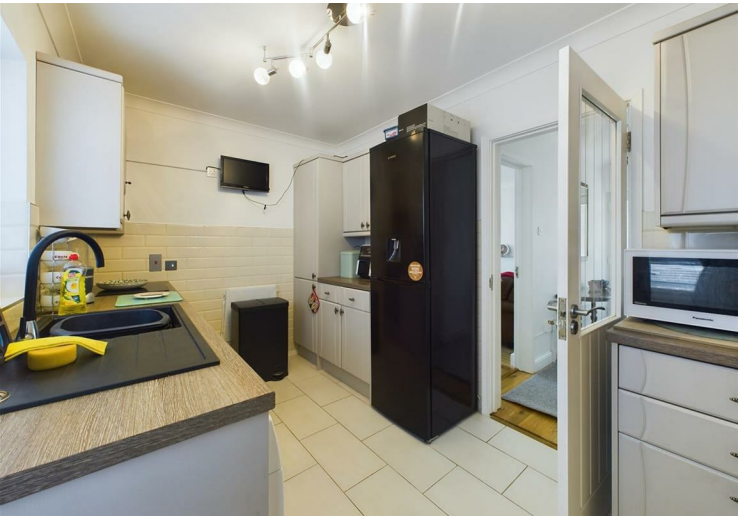
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Are you looking for a BUNGALOW that is immaculately presented, south-facing garden and in a great location? Situated in the popular Parc Tyshia estate in Burry Port, surrounded by peace and quiet with the friendliest of neighbours viewing is highly recommended to appreciate the size, presentation and most importantly the location. A big bonus with this bungalow is a detached outbuilding which can be utilised as a home office, gym or even a second lounge and another advantage is a second driveway leading to the detached garage, not something that comes with properties these days. EPC RATING D.

Accommodation comprises : Porch, hallway, spacious lounge with additional dining area, conservatory to enjoy the south-facing garden, kitchen, shower-room and two double bedrooms. Externally, open-aspect frontage laid with decorative chippings and driveway. To the rear, an enclosed south-facing low-maintenance garden laid to patio, potting PVCu shed, detached garage with a separate driveway and a spacious outbuilding that can be used for an array of things, from a home-office to a second reception room.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. Burry Port is well-known to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows sand dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. In recent years the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.

**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\*Traditionally built. Mains gas, water, electric and sewerage connected. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- Three, O2 and Vodafone. Limited EE network. From the information currently available to the Coal Authority, a mining report is recommended for this property. There are easements and covenants' on the title and a copy of the title is available, we advise you request a copy. The property has two driveways, one situated at the front of the property and the other situated between numbers 57 and 59 which is at the east side of the property.

**PORCH**

9'6" (max) x 4'0" (max) (2.90 (max) x 1.23 (max) )

**HALLWAY**

**LOUNGE AREA**

18'5" x 11'5" (5.63 x 3.50)

**DINING ROOM AREA**

12'3" x 7'6" (3.75 x 2.30)

**CONSERVATORY**

14'8" x 7'5" (4.48 x 2.27)

**KITCHEN**

13'4" x 7'9" (4.08 x 2.38)

**STORAGE CUPBOARD**

**SHOWER ROOM**

7'4" x 7'4" (2.25 x 2.24)

**BEDROOM 1**

13'8" (max) x 9'7" (max) (4.17 (max) x 2.93 (max) )

**BEDROOM 2**

12'10" (max) x 9'9" (max) (3.92 (max) x 2.98 (max) )

**DETACHED GARAGE**

**OUTBUILDING:**

**UTILITY AREA**

8'6" x 5'0" (2.61 x 1.53)

**HOME OFFICE/GYM/SITTING ROOM**

15'5" (max) x 8'4" (max) (4.71 (max) x 2.55 (max) )

**DIRECTIONS**

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow taking the first turning off on your left, signposted "Parc Tyshia", take the second turning off on your left and the property is situated on your right, number 53.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

