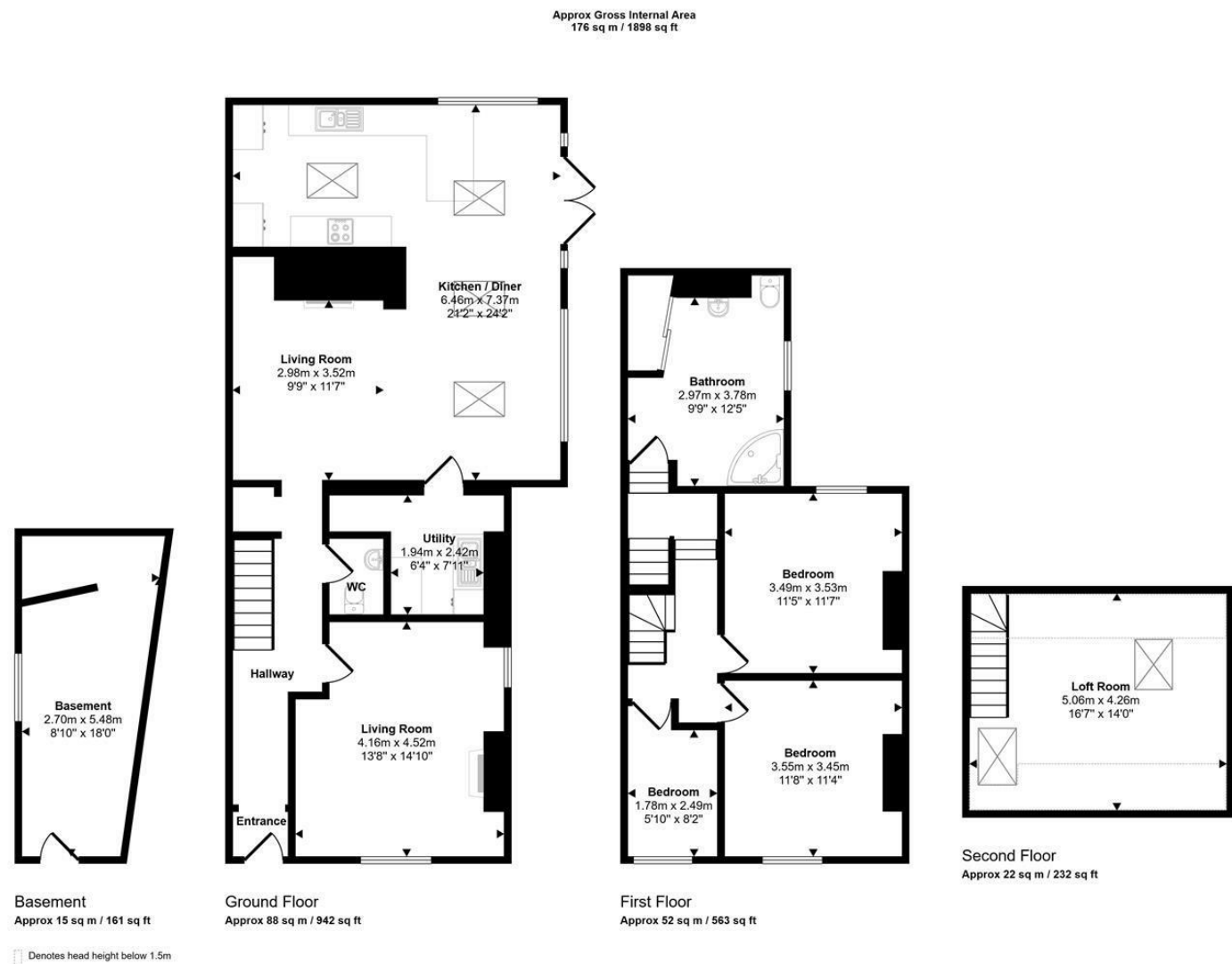
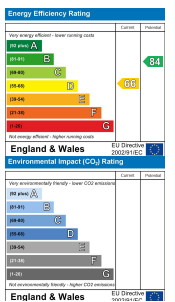


3 Erw Terrace, Burry Port, SA16 0DA

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- CLOSE TO AMENITIES AND BEACH
- HEATING - GAS
- THREE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- GOOD TRANSPORT LINKS
- EPC RATING - D

No Onward Chain £270,000

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





Nestled in the highly sought-after seaside town of Burry Port, this beautifully modernized and extended semi-detached home combines timeless character with modern comforts. Burry Port offers a wealth of amenities, including shops, cafes, restaurants, schools, a marina, and a train station with direct links to Swansea, Cardiff, London, and West Wales, making it a vibrant yet tranquil setting for this charming residence.

Upon entry, a welcoming vestibule leads into an elegant entrance hall with an original spindle staircase and under-stairs storage, enhanced by stylish wood-effect flooring and ThermaSkirt heating panels. The lounge features windows on both sides, a striking carved timber fireplace with a marble hearth, and a coal-effect gas fire, adding a cosy charm. The heart of the home lies in the open-plan sitting, dining, and kitchen area, where a brick fireplace with a wood-burner effect stove provides ambience. French doors from the dining area open to a beautifully landscaped rear garden with a pleasant outlook.

The thoughtfully designed kitchen includes high-quality wood-finish cabinetry, modern appliances, an induction hob, and Velux roof windows, while a practical utility room completes the main level. Upstairs, the home features two double and one single bedroom (currently utilised as a home office) and a family bathroom with a corner bath, shower, and airing cupboard. An attic room, currently used as an additional bedroom, offers flexibility and additional storage space.

Outside, this property benefits from off-road parking for multiple vehicles, a timber storage shed, and a well-maintained rear garden with decked and gravel areas, creating the perfect outdoor retreat. This residence also enjoys the convenience of an externally accessed basement, perfect for extra storage or could be converted into a home office or garden room. Offered with no chain, this home is ready for its next owner to enjoy all it has to offer.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, At the roundabout, take the 1st exit and stay on A484, At the roundabout, take the 1st exit and stay on A484, Turn left onto Y Graig, Turn right onto Erw Terrace, The property will be the second on the left. What3Words Reference: www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.