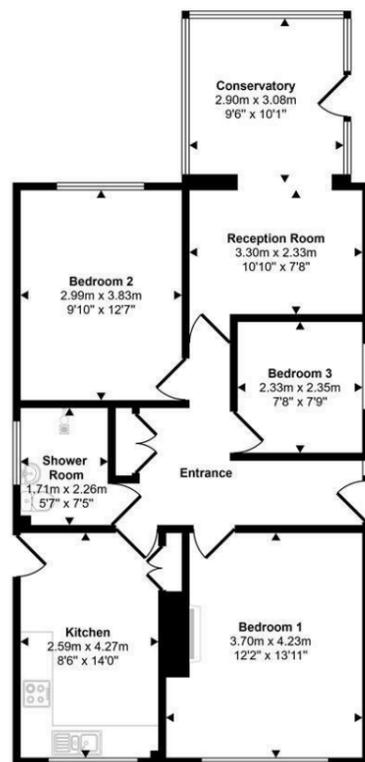


Approx Gross Internal Area  
78 sq m / 835 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C'

HEATING: Gas

ref: CFP /LLE /JUNE/ 22/OK EJJ

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

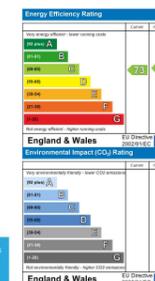


### 13 St. Marys Rise, Burry Port, Carmarthenshire, SA16 0SH

- DETACHED BUNGALOW
- BRILLIANT INVESTMENT
- DRIVEWAY PARKING AND GARAGE
- EDGE OF TOWN LOCATION
- GAS CENTRAL HEATING
- THREE BEDROOMS
- CONSERVATORY
- MATURE GARDEN
- SOLAR PANELS (LEASED)
- EPC RATING: C

£225,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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**The Agent that goes the Extra Mile**





Offering endless potential, this detached bungalow would make a brilliant investment property, and has the added benefit of no onward chain. Situated on the edge of the popular coastal town of Burry Port, the property is conveniently located close to amenities. With a bus route right on your doorstep, there is easy access into the centre of Burry Port. The property is ideal for first time home buyers, a small family, or retirement property, viewing is highly recommended!

Upon entering the property, the accommodation comprises; entrance hallway with storage cupboards, kitchen, accessible wet room, three bedrooms, and a reception room leading through into the conservatory. The conservatory overlooks with mature gardens, and is the ideal space for relaxing while enjoying the sun. The property benefits from UPVC double glazing and gas central heating. A partially boarded loft space with lift down ladder, also provides great additional storage.

Externally, the property is set back off the road with mature gardens to both the front and rear. Home to a variety of shrubs, plants and flowers, the garden is perfect for any keen gardener. A driveway leads down the side of the property and provides off road parking for 2-3 cars. The detached garage is great for secure storage or additional parking.

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



#### DIRECTIONS

From Carmarthen take the A484 (for approx 15.4 miles) all the way to Burry Port. Turn right onto Church Road, then left onto Tyle Teg, and then left onto turn right onto St Mary's Rise, the property will be on the left hand side. What/Three/Words:///quietest.outfitter.cork

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