



29 Danlan Road, Burry Port, Carmarthenshire SA16 0UF
£169,995

Welcome to Danlan Road located in Pembrey, a delightful three bedroom terraced house offering a perfect blend of comfort and convenience. One of the standout features of this property is the parking space available for two vehicles, a rare find in such a desirable location. Situated just a stone's throw away from the stunning Pembrey Country Park, residents can enjoy the beauty of nature right on their doorstep. The nearby Cefn Sidan Beach offers a picturesque setting for leisurely walks or family outings, making it an ideal spot for those who appreciate the great outdoors. Additionally, this property boasts easy access to the bustling towns of Llanelli and Carmarthen, providing a wealth of shopping, dining, and recreational options. Whether you are looking for a peaceful retreat or a vibrant community, this home on Danlan Road is a fantastic opportunity not to be missed. Embrace the coastal lifestyle and make this charming house your new home. Energy Rating TBC, Council Tax Band - C, Tenure - Freehold.



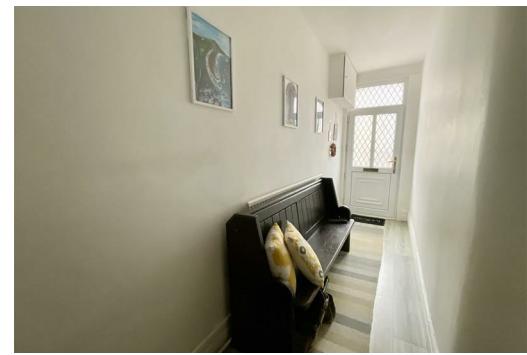
Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Gray laminate floor, radiator, stairs to first floor, smoke detector, under stairs storage cupboard.



Lounge with Dining Area 23'0 x 13'0 approx (7.01m x 3.96m approx)

Coved and smooth ceiling, grey laminate floor, two radiators, recess alcoves, wood fire surround with feature fire set within, uPVC double glazed window to front, uPVC double glazed window to rear.



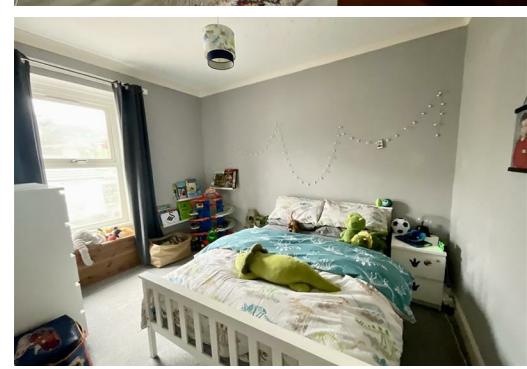
Kitchen 12'4 x 8'9 approx (3.76m x 2.67m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, part tiled walls, single stainless steel sink with mixer tap, plumbing for washing machine, gas four ring hob with extractor hood over, electric oven, radiator, grey laminate floor, space for table and chairs, space for fridge freezer, uPVC double glazed window to side, uPVC double glazed entrance door leading to rear garden.

First Floor

Landing

Coved and smooth ceiling, smoke detector, walk in cupboard housing wall mounted boiler.



Bedroom One 12'8 x 8'9 approx (3.86m x 2.67m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to front.

Bedroom Two 10'4 x 11'1 approx (3.15m x 3.38m approx)

Coved ceiling, radiator, uPVC double glazed window to rear.



Bedroom Three 9'5 x 6'9 approx (2.87m x 2.06m approx)

Radiator, uPVC double glazed window to front.

Family Bathroom 9'7 x 10'5 approx (2.92m x 3.18m approx)

A white three piece suite comprising of pedestal wash hand basin, bath with shower over, low level W.C., smooth ceiling, extractor fan, grey vinyl floor, part tiled walls, radiator, storage cupboard, uPVC double glazed window to rear.



External

The rear garden is laid mainly to lawn with raised paved area. There is parking to rear of the property which is accessed via a rear lane.

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the council tax band is C

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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