



21 Tanycoed, Burry port, Carmarthenshire SA16 0SU £139,995

Welcome to Tanycoed, Burry Port, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts a lounge and sun room, providing ample space for relaxation and entertaining. With two good size bedrooms, an upstairs bathroom and cloakroom downstairs it offers both convenience and privacy for its occupants. The house is well presented, ensuring that you can move in with ease and start enjoying your new home right away. One of the standout features of this property is its prime location. Just a short stroll away, you will find the picturesque harbour and the beautiful Burry Port beach, perfect for leisurely walks or enjoying the seaside. The area is popular among locals and visitors alike, making it a vibrant community to be part of. This property is not just a house; it is a wonderful place to call home, offering a blend of comfort, style, and an enviable location. Whether you are looking to start your journey on the property ladder or seeking a charming retreat by the coast, this home in Tanycoed is sure to impress. With No chain viewing is a must. EPC: C Tenure: Freehold, Council Tax Band: B.



Entrance:

Via uPVC door into:

Entrance Hallway:

Textured ceiling, uPVC double glazed window to front, radiator, laminate flooring, storage cupboard, part tongue and groove panelling. Step up to W.C and stairs.

Lounge: 14'11 x 11'5 approx (4.55m x 3.48m approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator, laminate flooring, feature fireplace, opening into:

Sun Room: 9'5 x 7'2 approx (2.87m x 2.18m approx)

Perspex roof, uPVC double glazed windows and patio doors, tiled floor.

Kitchen: 14'2 x 8'8 approx (4.32m x 2.64m approx)

Coved and textured ceiling, two uPVC double glazed window to rear, uPVC double glazed door to rear, part tiled walls, tiled floor, A range of wall and base units with complimentary work surface over, one and a half stainless steel sink unit with mixer tap and drainer, space for free standing cooker, extractor fan over, space for washing machine, space for fridge freezer, space for table and chairs.

W.C 5'8 x 2'4 approx (1.73m x 0.71m approx)

Textured ceiling, uPVC double glazed window to front, tiled floor, W.C.

First Floor:

Landing:

Textured ceiling, uPVC double glazed window to front.

Bedroom One: 15 x 9'11 approx (4.57m x 3.02m approx)

Coved and textured ceiling, uPVC double glazed windows to front and rear, radiator.

Bedroom Two: 11'10 x 7'10 approx (3.61m x 2.39m approx)

Coved and textured ceiling, uPVC double glazed window to rear, radiator, storage cupboard.

Bathroom: 9' x 6'1 approx (2.74m x 1.85m approx)

Textured ceiling, loft access, uPVC double glazed window to rear, part tiled walls, vertical towel heater, linoleum flooring, walk in shower cubicle, vanity wash hand basin and cupboard, low level W.C. Airing cupboard housing wall mounted boiler, shelving

External:

To the front of the property is a garden laid to lawn and path leading down to the front of the house. To the rear is an enclosed garden with a patio area, lawned area and side gated pedestrian access. Storage shed.

Tenure:

We are advised that the property is Freehold.

Council Tax Band:

We are advised that the property is Band B.

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
69	83

Environmental Impact (CO ₂) Rating	
Current	Potential

GROUND FLOOR



1ST FLOOR



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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