



**22 Morlan Terrace, Burry Port, Carmarthenshire SA16 0ND**  
**£250,000**

Situated in Morlan Terrace, Burry Port, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. A standout feature of this home is the conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons. The property also includes a well-appointed bathroom and an ensuite, ensuring privacy and convenience for the occupants. For those with vehicles, the property provides driveway and garage, a valuable asset in this desirable location. The surrounding area of Burry Port is known for its picturesque coastal scenery and community spirit, making it an excellent choice for those looking to settle in a welcoming neighbourhood. Energy Rating - D, Tenure - Freehold, Council Tax Band - B





## Ground Floor

### Entrance

Access via uPVC double glazed entrance door leading into:

### Entrance Hallway

Smooth ceiling, laminate wood floor, radiator, uPVC double glazed window to side, stairs to first floor.

### Cloakroom

A two piece suite comprising of low level W.C., wall mounted wash hand basin, smooth ceiling, window, tiled floor.

### Lounge 15'7 (into bay) x 12'9 approx (4.75m (into bay) x 3.89m approx)

Coved and smooth ceiling, laminate wood floor, gas coal effect fire set in fire surround, radiator, uPVC double glazed bay window to front.

### Dining Room 10'7 x 8'8 approx (3.23m x 2.64m approx)

Coved and smooth ceiling, laminate wood floor, radiator, storage cupboard.

### Conservatory 11'6 x 13'5 approx (3.51m x 4.09m approx)

Laminate wood floor, radiator, uPVC double glazed windows, uPVC double glazed French doors to rear garden.

### Study 7'4 x 5'2 approx (2.24m x 1.57m approx)

Smooth ceiling, radiator, laminate wood floor, uPVC double glazed window to rear, storage cupboard with shelving.

### Kitchen 13'6 x 8'5 approx (4.11m x 2.57m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, coved and smooth ceiling, spotlights, gas four ring hob with extractor fan over, electric oven, integrated fridge freezer, integrated microwave, space for dishwasher, plumbing for washing machine, one and half stainless steel sink with mixer tap, uPVC double glazed window to rear, breakfast bar, integrated bin, laminate wood floor, uPVC double glazed entrance door to rear garden, uPVC double glazed entrance door to front.

## First Floor

### Landing

Smooth ceiling, smoke detector, access to loft space.

### Bedroom One 11'8 x 19'1 approx (3.56m x 5.82m approx)

Laminate wood floor, radiator, two uPVC double glazed windows to front

### Bedroom Two 12'5 x 8'4 approx (3.78m x 2.54m approx)

Smooth ceiling, laminate wood floor, radiator, uPVC double glazed window to rear, built in wardrobes.

### Family Bathroom 9'3 x 8'9 approx (2.82m x 2.67m approx)

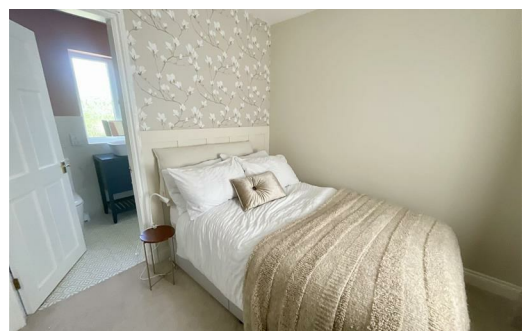
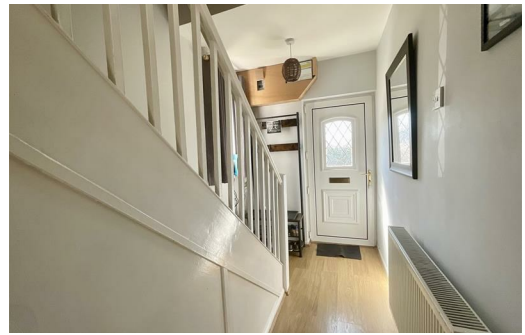
A white three piece suite comprising of bath with shower over, wash hand basin and low level W.C. set in white unit, smooth ceiling, wood effect vinyl floor, wall mounted towel heater, storage cupboard with hanging rail and shelving, uPVC double glazed window to rear.

### Bedroom Three 8'6 x 8'4 approx (2.59m x 2.54m approx)

Smooth ceiling, radiator, uPVC double glazed window to front, door into:

### En-suite

A three piece suite comprising of walk in shower enclosure, wash hand basin set on unit, low level W.C., wall mounted towel heater, shaver point, part tiled walls, uPVC double glazed window to rear.



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External

The front of the property is lawned with driveway leading to Detached Garage. The rear enclosed garden has decked area, two lawned areas, patio area, a further area laid with artificial lawn and is bordered with flowerbeds and various shrubbery, double gates lead to the side lane.

Games Room 12'8 x 13'7 approx (3.86m x 4.14m approx)

Smooth ceiling, laminate wood floor, spotlights, two uPVC double glazed windows, uPVC double glazed entrance door

Garage 9'3 x 18'2 approx (2.82m x 5.54m approx)

With electric connected, up and over door.

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is 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
Very energy efficient - lower running costs		
(92 plus) A		79
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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