



## 81 Parc Tyisha, Burry Port, Carmarthenshire SA16 0RR £299,995

Welcome to this charming bungalow located in the picturesque Parc Tyisha, Burry Port. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably. The property features a well-maintained bathroom, ensuring convenience and functionality for your daily needs. One of the standout features of this lovely bungalow is the parking space available for up to three vehicles, providing ease and convenience for you and your visitors. Nestled in the serene surroundings of Parc Tyisha, the property is within walking distance of Burry Port town centre, Harbour and Beaches. Whether you're looking for a permanent residence or a holiday home, this bungalow presents a wonderful opportunity to embrace a relaxed lifestyle in a beautiful location. Don't miss out on the chance to make this charming bungalow your own and enjoy the tranquillity and comfort it has to offer. Contact us today to arrange a viewing . EPC D, Tenure: Freehold, Council Tax Band E.



### Entrance:

Via uPVC entrance door into:

### Entrance Hallway:

Textured and covered ceiling, access to loft, radiator, storage cupboard with shelving, doors into:

### Lounge: 22'8" x 9'1" approx (6.93 x 2.78 approx)

Textured and covered ceiling, uPVC double glazed window to side, uPVC double glazed french doors to rear, two radiators, feature fireplace, door into:

### Kitchen: 10'7" x 10'5" approx (3.25 x 3.20 approx)

Textured and covered ceiling, uPVC double glazed window to side, uPVC double glazed door to side, part tiled walls, radiator, linoleum flooring, range of wall, display and base units with complimentary work surfaces over, wall mounted boiler, double stainless steel sink unit with mixer tap and drainer, free standing cooker, space for fridge freezer, space for washing machine.

### Conservatory: 15'3" x 8'11" approx (4.66 x 2.73 approx)

uPVC double glazed windows, uPVC double glazed patio doors to rear, two radiators, linoleum flooring.

### Bedroom One: 11'6" x 10'3" approx (3.52 x 3.13 approx)

Textured and covered ceiling, uPVC double glazed window to front, radiator, laminate flooring, built in wardrobes, vanity unit and draws with sink.

### Bedroom Two: 10'4" x 7'8" approx ( 3.17 x 2.34 approx)

Textured and covered ceiling, uPVC double glazed window to front, radiator, laminate flooring, built in wardrobes,

### Bedroom Three: 8'9" x 8'3" approx (2.67 x 2.52 approx)

Textured and covered ceiling, uPVC double glazed window to side, radiator, laminate flooring.

### Bathroom: 7'0" x 6'10" approx (2.15 x 2.09 approx)

Textured and covered ceiling, uPVC obscured double glazed window to side, radiator, linoleum flooring, respatex walls, walk in shower, low level W.C, pedestal wash hand basin.

### External:

To the front of the property is a garden laid with decorative stones, a driveway for several vehicles leads to the detached garage and bungalow, side gated pedestrian access leads to the enclosed rear garden, with views over the park and playing fields, with a patio area, decorative stones, summer house, access to garage.

### Garage:

Up and over door garage door, electric in garage.

### Tenure:

We are advised that the property is Freehold.

### Council Tax Band:

We are advised that the property is Council Tax Band E.

### 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**



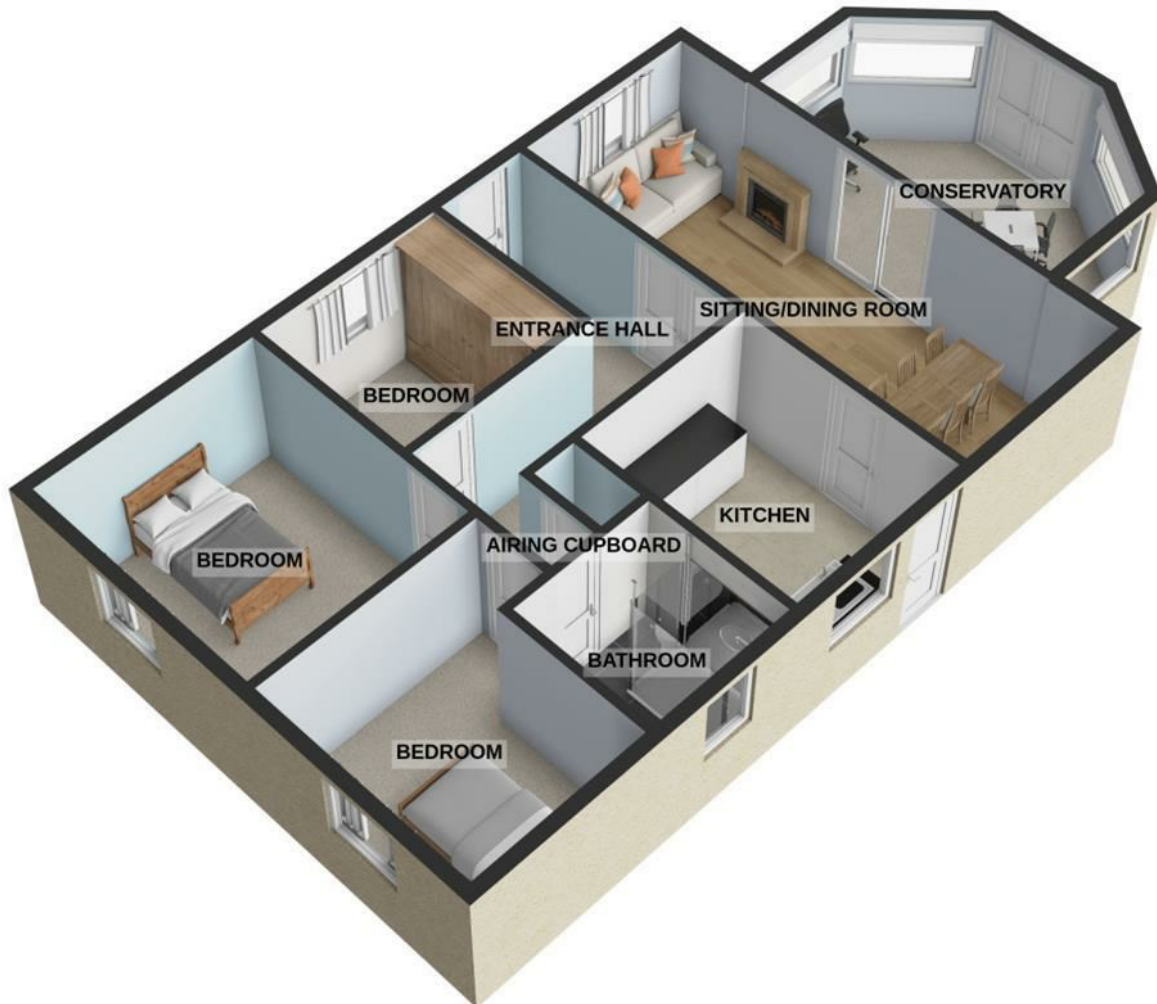
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			83
(61-81) B			
(49-60) C			
(25-48) D			
(19-24) E			
(11-18) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

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## GROUND 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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