



46b Woodbrook Terrace, Burry Port, Carmarthenshire SA16 0NG
£177,500

Nestled in the charming Burry Port area of Llanelli, this delightful terraced house, with three well-proportioned bedrooms, upstairs bathroom and downstairs cloakroom ensures convenience for everyone and is an ideal property for families or first time buyers looking to get on the property ladder. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. For those with a vehicle, the property provides parking at the rear of the property. Located in a desirable location, Burry Port is known for its picturesque coastal views and vibrant community, making it an excellent choice for those who appreciate both natural beauty and local amenities. This terraced house is not just a place to live; it is a home where memories can be made. Whether you are a first-time buyer or looking to settle down in a welcoming neighbourhood, this property is certainly worth considering. Don't miss the opportunity to make this lovely house your new home. EPC TBC , Tenure: Freehold, Council Tax Band C. NO CHAIN .



Entrance:
Via uPVC entrance door into:

Entrance Hallway:
Smooth ceiling, radiator, laminate flooring, stairs to first floor, door into:

Lounge/Dining Room: 23'2 x 11'7 max approx (7.06m x 3.53m max approx)
Smooth ceiling, uPVC double glazed window to front and rear, two radiators, laminate flooring, under stairs storage cupboard.

Kitchen: 10'7 x 9'10 approx (3.23m x 3.00m approx)
Smooth ceiling, spot lights, uPVC double glazed window to side, uPVC double glazed door to side, part tiled walls, radiator, laminate flooring. Range of wall and base units with complimentary work surface over, one and a half stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor fan over, integrated electric oven, door into

Utility Room: 7'7 x 5'3 approx (2.31m x 1.60m approx)
Smooth ceiling, spot lights, uPVC double glazed window to side, base units with worktop over, wall mounted boiler, space for fridge freezer, space for washing machine, door into:

Cloakroom: 7'7 x 2'8 approx (2.31m x 0.81m approx)
Smooth ceiling, uPVC double glazed window to rear, radiator, laminate flooring, low level W.C , pedestal wash hand basin.

First Floor:

Landing:
Smooth ceiling, access to loft, radiator.

Bedroom One: 15'1 x 10'6 approx (4.60m x 3.20m approx)
Smooth ceiling, uPVC double glazed windows to front , radiator

Bedroom Two: 12'1 x 8'3 approx (3.68m x 2.51m approx)
Smooth ceiling, uPVC double glazed window to rear, radiator

Bedroom Three: 11'4 x 8'3 approx (3.45m x 2.51m approx)
Smooth ceiling, uPVC double glazed window to side , radiator.

Bathroom: 9' x 5'8 approx (2.74m x 1.73m approx)
Smooth ceiling, spot lights, uPVC double glazed window to rear, part tiled walls, radiator. linoleum flooring, bath with shower over, low level W.C, pedestal wash hand basin.

External:
The rear of the property is laid with tarmacadam, with off road parking via gated access and via the rear lane.

Tenure:
We are advised that the property is Freehold

Council Tax Band:
We are advised that the property is Council Tax Band 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		

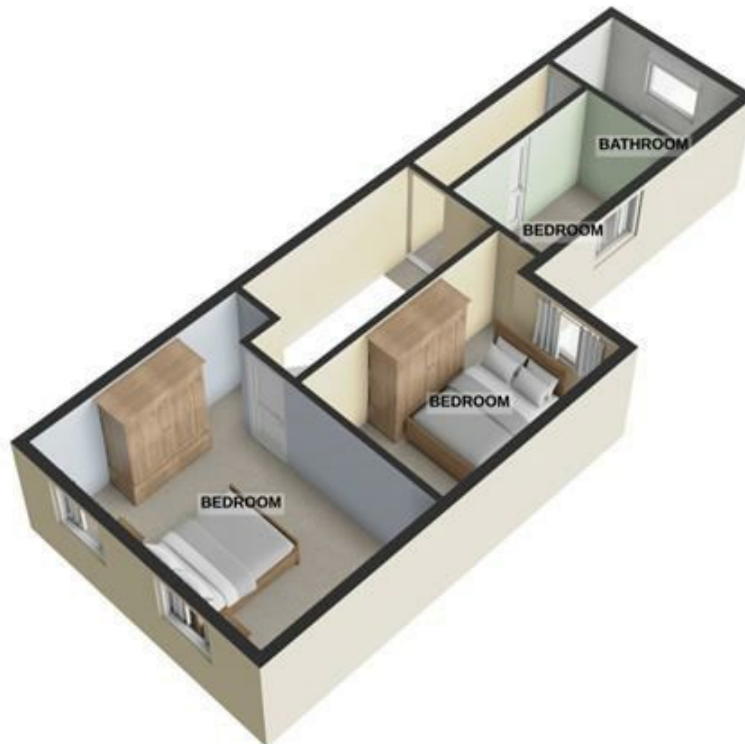
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GROUND FLOOR



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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