



37 Tan-y-Bryn, Burry Port, Carmarthenshire SA16 0HP £145,000

Welcome to Tan Y Bryn, Burry Port, a three bedroom terraced house presenting an excellent opportunity for first-time buyers seeking a comfortable and convenient home. Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining friends and family. One of the standout features of this property is its prime location. Just a short stroll away, you will discover the picturesque Burry Port Harbour, where you can enjoy scenic walks, local shops, and delightful eateries. The vibrant community and beautiful coastal surroundings make this area a wonderful place to call home. This terraced house is not only a fantastic choice for first-time buyers but also offers the potential for a lovely family home in a sought-after location. With its blend of comfort, space, and proximity to local amenities, this property is sure to attract interest. Do not miss the chance to make this charming house your new home in Burry Port. Energy Rating - TBC, Council Tax Band - A, Tenure - Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Coved and textured ceiling, radiator, stairs to first floor, carbon monoxide alarm.

Cloakroom

A two piece suite comprising of wash hand basin with storage unit, low level W.C., coved and textured ceiling, window, part tiled walls, grey laminate floor.

Lounge 15'8 (into bay) x 11'5 approx (4.78m (into bay) x 3.48m approx)

Coved and textured ceiling, radiator, tiled hearth, uPVC double glazed bay window to front.

Kitchen with Dining Area 17'8 x 11'5 approx (5.38m x 3.48m approx)

Kitchen Area

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, part tiled walls, uPVC double glazed window to rear, one and half sink unit with mixer tap, plumbing for washing machine, electric hob with extractor hood over, electric oven, integrated fridge freezer, laminate floor.

Dining Area

Smooth ceiling, radiator, uPVC double glazed entrance door to rear garden, uPVC double glazed window to rear, laminate floor, space for table and chairs, walk in storage cupboard/larder with shelving.

First Floor

Landing

Coved and textured ceiling, access to loft space, storage cupboard with shelving and housing wall mounted Worcester boiler.

Bedroom One 12'6 x 10'11 approx (3.81m x 3.33m approx)

Textured ceiling, radiator, storage cupboard with shelving, uPVC double glazed window to front.

Bedroom Two 10'10 x 12'3 approx (3.30m x 3.73m approx)

Textured ceiling, radiator, storage cupboard with shelf, uPVC double glazed window to rear.

Bedroom Three 9'5 x 6'7 approx (2.87m x 2.01m approx)

Textured ceiling, radiator, uPVC double glazed window to front.

Family Bathroom 6'7 x 6'5 approx (2.01m x 1.96m approx)

A three piece suite comprising of bath with shower over, wash hand basin with storage and low level W.C., spotlights, waterproof and washable ceiling, tiled walls, vertical radiator, grey laminate floor, uPVC double glazed window to rear.

External

The front of the property is laid with attractive gravelled stones and two storage sheds. The rear enclosed garden is laid with artificial lawn and paved area with the benefit of mature shrubs, external tap, two storage sheds and rear pedestrian access.

Tenure

We are advised the tenure is Freehold.

Council Tax Band

We are advised the Council Tax Band is A

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
460 sq.ft. (42.7 sq.m.) approx.



1st Floor
458 sq.ft. (42.5 sq.m.) approx.



Total Floor Area : 918 sq.ft. (85.2 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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