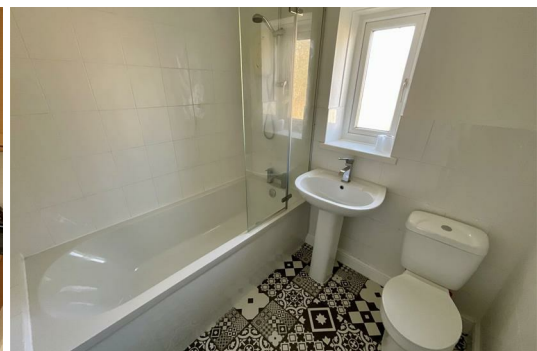




29 Tirwaun, Burry Port, Carmarthenshire SA16 0AR
£149,995

Nestled in the charming area of Burry Port, this delightful semi-detached house presents an excellent opportunity for those seeking to get on the property ladder or downsize to a seaside location. With two spacious bedrooms and a bonus of a loft room, this residence is ideal for small families, couples, or individuals looking for extra space. The bathroom is conveniently located upstairs, providing essential amenities for daily living, gardens to the front and rear adds to the appeal. Burry Port is known for its picturesque surroundings and proximity to the coast, making it a desirable location for those who appreciate the beauty of nature and the tranquillity of seaside living. This property is not just a house; it is a place where memories can be made and cherished, in a prime location, this house promises to be a wonderful place to call home. EPC D. Tenure Freehold, Council Tax Band B.



Entrance:

Via uPVC entrance door into:

Entrance Hallway

Smooth and coved ceiling, uPVC double glazed window to side, radiator, tiled floor, doors into:

Lounge 19'2 x 10'6 (max) approx (5.84m x 3.20m (max) approx)

Smooth and coved ceiling, two uPVC double glazed window to front and rear, wall mounted vertical radiators. laminate flooring.

Kitchen 9'3 x 7'2 approx (2.82m x 2.18m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, uPVC double glazed door to side, tiled floor, under stairs storage cupboard housing wall mounted boiler, radiator, tiled floor. A fitted kitchen with a range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer taps and drainer, space for cooker , space for fridge freezer, space for washing machine.

Landing:

Smooth ceiling, smoke detector, uPVC double glazed window to side.

Bedroom One 11'5 x 9'1 approx (3.48m x 2.77m approx)

Smooth and coved ceiling, two uPVC double glazed window to front radiator. laminate flooring.

Bedroom Two 10'3 x 10'2 approx (3.12m x 3.10m approx)

Smooth and coved ceiling, two uPVC double glazed window to rear, radiator. laminate flooring.

Bathroom 6'8 x 6'0 approx (2.03m x 1.83m approx)

Smooth ceiling, spotlights, obscured uPVC double glazed window to rear. part tiled walls, wall mounted vertical towel heater, tiled floor. Three piece suite comprising of low level W.C, pedestal wash hand basin, bath with shower over.

Loft Room

Smooth ceiling, velux window, eaves storage cupboard, radiator.

External

To the front, are steps leading up to the house with a garden laid to law, side pedestrian access, leads to an enclosed rear garden laid to lawn with two storage sheds.

Council Tax Band:

We are advised that the council tax band is B.

Tenure:

We are advised that the property is Freehold.

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		85
(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		83
(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		

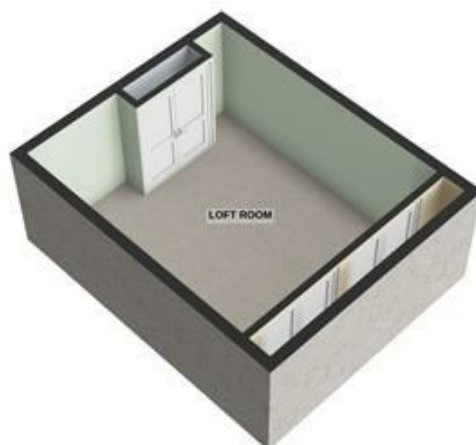
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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