Willow Estates



69 Tan Y Bryn, Burry Port, Carmarthenshire SA16 0LD

£139,995

Welcome to Tan-Y-Bryn Burry Port, a two bedroom terraced house which presents an excellent opportunity for first-time buyers. With two good size bedrooms and a comfortable reception room, this property offers a warm and inviting atmosphere, perfect for creating a home. One of the standout aspects of this property is its enviable location; it is within walking distance to the picturesque Burry Port Harbour, where you can enjoy scenic walks and the vibrant local community. Being offered with no chain, this home allows for a smooth and straightforward purchasing process, making it an ideal choice for those looking to settle into a new abode without delay. The surrounding area boasts a variety of amenities, including shops, cafes, and recreational facilities, all contributing to the appeal of this lovely coastal town. In summary, this terraced house on Tan Y Bryn is a fantastic opportunity for anyone seeking a charming home in a sought-after location. With its proximity to the harbour and the conveniences of Burry Port, it is sure to attract interest from discerning buyers. Don't miss your chance to view this delightful property. Energy Rating - C, Tenure - We are advised is Freehold, Council Tax Band - We are advised is A







Ground Floor

Entrance
Access via uPVC double glazed entrance door leading into:

Entrance Hallway
Coved and textured ceiling, laminate wood floor, dado rail, stairs to first floor, smoke detector, radiator, storage cupboard.

Lounge 14'0 x 11'4 approx (4.27m x 3.45m approx)
Coved and textured ceiling, laminate wood floor, radiator, wood fire surround with marble effect hearth, uPVC double glazed window to front.

Kitchen with Breakfast Area 17'6 x 9'8 approx (5.33m x 2.95m approx)
A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and textured ceiling, gas four ring hob with extractor hood over, electric oven, part tiled walls, one and half stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, space for table and chairs, space for tumble dryer, tiled floor, uPVC double glazed window to rear, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden, radiator.

First Floor

Landing
Textured ceiling, access to loft space, storage cupboard with shelving, storage cupboard housing wall mounted boiler.

Bedroom One 14'4 x 11'7 (4.37m x 3.53m)
Coved and textured ceiling, radiator, uPVC double glazed window to front.

Bedroom Two 14'9 x 10'4 approx (4.50m x 3.15m approx)
Coved and textured ceiling, radiator, storage cupboard with shelving, uPVC double glazed window to rear with sea views.

Family Bathroom 7'7 x 8'8 approx (2.31m x 2.64m approx)
A white three piece suite comprising of low level W.C., pedestal wash hand basin, bath with electric Triton shower over, textured ceiling, part tiled walls, radiator, uPVC double glazed window to front.

External
The front of the property is laid to lawn with two storage sheds. The rear enclosed garden is tiered with paved area, gravelled area, area laid with artificial lawn and decked area with sea views. Storage Shed.

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











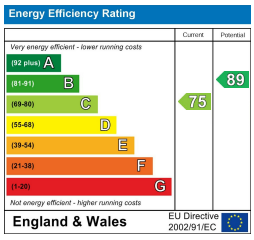

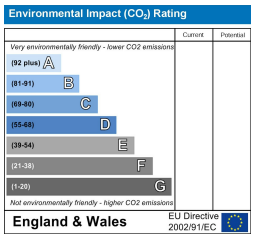

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GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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