



11 Parc Y Minos Street, Burry Port, Carmarthenshire SA16 0BN
£125,000

Nestled in the charming area of Burry Port, is this terraced house on Parc Y Minos Street , in need of some modernisation, this is an ideal first time buy or investment opportunity. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests and with

three well-proportioned bedrooms and upstairs bathroom, ensures that all your daily needs are met with ease. The layout of the property maximises space and light, creating a pleasant living environment.

Burry Port is known for its picturesque coastal views and vibrant community, making it an excellent choice for those who appreciate both tranquillity and local amenities. The area boasts a range of shops, schools, and recreational facilities, all within easy reach. This terraced house presents a wonderful opportunity do don't miss the chance to make this charming house in a popular and sought after location your new home. NO CHAIN. EPC: D, Tenure: Freehold, Council Tax Band:B.



Entrance:
Via uPVC entrance door into:

Entrance Hallway:
Textured and coved ceiling, radiator, laminate flooring, under stairs storage cupboard, stairs to first floor, door into:

Lounge/Diner: 22'6 x 11'7 max approx (6.86m x 3.53m max approx)
Textured and coved ceiling, uPVC double glazed window to front and rear, two radiators.

Kitchen:
Coved and panelled ceiling, uPVC double glazed window to side, tiled floor, radiator, wall and base units with complimentary work surface over, stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor over, space for fridge freezer, step up into:

Utility Room: 8'7 x 6'1 approx (2.62m x 1.85m approx)
Coved and panelled ceiling, uPVC double glazed window to rear, tiled floor, plumbing for washing machine.

First Floor:

Landing:
Coved and textured ceiling, access to loft, split staircase.

Bedroom One: 11'7 x 9'0 approx (3.53m x 2.74m approx)
Textured ceiling, uPVC double glazed window to front, radiator.

Bedroom Two: 10'2 x 9'9 approx (3.10m x 2.97m approx)
Coved ceiling, uPVC double glazed window to rear radiator. airing cupboard housing wall mounted boiler.

Bedroom Three: 8'6 x 6'2 approx (2.59m x 1.88m approx)
Coved ceiling, uPVC double glazed window to front, radiator.

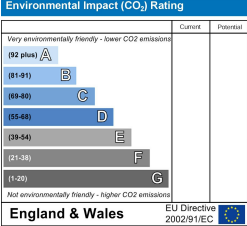
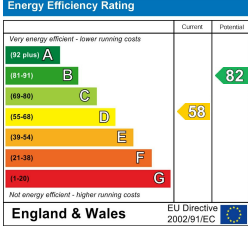
Bathroom: 13'2 x 7'9 approx (4.01m x 2.36m approx)
Smooth ceiling, uPVC double glazed window to side, radiator. linolium flooring, low level W.C pedestal wash hand basin, corner bath, shower cubicle. Storage Cupboard.

External:
To the rear of the property is an enclosed garden with gated rear pedestrian access.

Tenure:
We are advised that the property is Freehold.

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

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**



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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