



43 Tyle Teg, Burry Port, Carmarthenshire SA16 0SR
£124,995

Willow Estates have pleasure in offering for sale a THREE BEDROOM SEMI DETACHED HOUSE located in the popular coastal town of Burry Port. The Accommodation within comprises of Entrance Hallway, Sitting Room, Lounge, Kitchen with Breakfast Area, Three Bedrooms and Shower Room to the First Floor. Externally the property has a front and rear garden with Side Driveway leading to the rear garden. NO CHAIN. Energy Rating - TBC



Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Coved and textured ceiling, stairs to first floor, radiator, uPVC double glazed window to side.

Sitting Room 14'3 x (into bay) x 10'0 approx (4.34m x (into bay) x 3.05m approx)

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

Lounge 14'3 x 10'8 approx (4.34m x 3.25m approx)

Coved and textured ceiling, radiator, uPVC double glazed window to front, marble effect hearth.

Kitchen with Breakfast Area 21'4 x 8'0 approx (6.50m x 2.44m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, textured ceiling, part tiled walls, tiled floor, radiator, space for fridge freezer, space for table and chairs, space for cooker, single stainless steel sink with mixer tap, under stairs storage area with radiator, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden.

First Floor

Landing

uPVC double glazed window to rear

Bedroom One 14'3 x 9'3 approx (4.34m x 2.82m approx)

Textured ceiling, radiator, two built in wardrobes, uPVC double glazed window to front

Bedroom Two 10'0 x 9'5 approx (3.05m x 2.87m approx)

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

Bedroom Three 9'8 x 7'0 approx (2.95m x 2.13m approx)

Textured ceiling, radiator, built in wardrobes, uPVC double glazed window to rear.

Shower Room

A three piece suite comprising of low level W.C., wall mounted wash hand basin, walk in shower, radiator, part tiled walls, part retrospective walls, uPVC double glazed window to side.

External

The front of the property is laid to lawn with side driveway leading to the Garage and the rear garden. The rear garden is paved with raised flower beds and vegetable patch. Two Greenhouses, Storage Shed housing the boiler, external W.C

Garage

With up and over door, Storage Area

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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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