



## 20 Cliff Terrace, Burry Port, SA16 0HL £299,995

Welcome to the charming area of Cliff Terrace, Burry Port, this delightful bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property is ideal for families or those looking to downsize without compromising on space. The bungalow features a welcoming reception room, perfect for relaxing or entertaining guests. The layout is practical and user-friendly, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the ample parking available, with space for up to four vehicles. This is a rare find in such a popular location, making it an attractive option for potential buyers.

Being offered with no chain, this bungalow is ready for immediate occupancy, allowing for a smooth transition for the new owners. The surrounding area is well-regarded, known for its community spirit and accessibility to local amenities and is within walking distance to the Harbour, Beach Golf Course and Train Station, making it a desirable place to live. In summary, this bungalow on Cliff Terrace is a fantastic opportunity for anyone looking to settle in a sought-after location. With its spacious layout, ample parking, and the added benefit of no chain, it is sure to attract considerable interest. Do not miss the chance to make this lovely property your new home. Energy rating: C Council Tax- C Tenure- Freehold



### Entrance 11'39"4'08 (3.35m\*1.42m)

Composite front door, vertical radiator, tiled flooring. Door leading to Kitchen.

### Hallway 13'35"6'79 (3.96m\*1.83m)

Coving, attic hatch, cupboard housing the boiler, tiled flooring. Doors leading to WC, shower room and three bedrooms

### Kitchen 10'0"9'27 (3.05m\*2.74m)

Wooden door, smooth ceiling with spot lights, double UPVC window and back door, double sink, upper and lower cabinets with worktop. One wall has full length cupboards. Gas oven hob. Integrated oven, microwave, fridge and freezer, One tiled wall and the others have ship lap. Tiled flooring.

### Living/Dining room 13'38"21'24 (3.96m\*6.40m)

Smooth ceiling, two double UPVC windows, two diagonal radiators and one vertical radiator. Ship lap in alcoves. Electric fireplace. Laminate flooring.

### Bedroom One 11'04"12'60 (3.45m\*3.66m)

Double UPVC window, radiator, laminate wood flooring

### Bedroom Two 8'77"10'42 (2.44m\*3.05m)

UPVC double glazed window, radiator, laminate wood flooring

### Bedroom Three 8'83"8'88 (2.44m\*2.44m)

Smooth ceiling with coving, radiator, double UPVC window, laminate wood flooring

### Shower room 5'34"5'34 (1.52m\*1.52m)

Smooth ceiling, tiled floor to ceiling, double UPVC privacy window, walk in shower cubicle, sink with storage cupboard underneath, heated towel rail, tiled flooring

### Toilet 2'63"6'30 (0.61m\*1.83m)

Smooth ceiling, double UPVC privacy window, radiator, partly tiled and ship lap with dado rail. Toilet. Tiled flooring.

### Front External

Driveway for up to three cars. Garage. Pebbled area at the front with a wall around. Side gates for access to the rear of the property on both sides.

### Back External

Fenced all around, side gates on both sides of the property. Side path with pebbled border leading to pebbled area and a raised decking with artificial turf in the centre. Storage shed

### Tenure

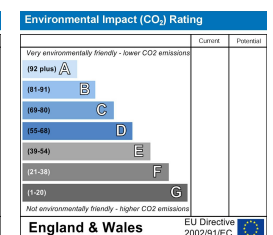
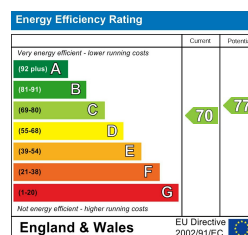
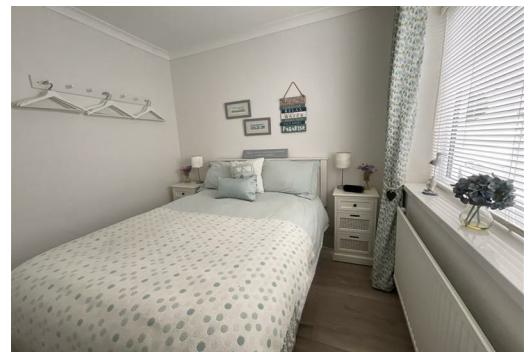
We are advised the tenure is Freehold

### Council tax

We are advised the council tax band is C

### 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  
768 sq.ft. (71.4 sq.m.) approx.



Total Floor Area : 768 sq.ft. (71.4 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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