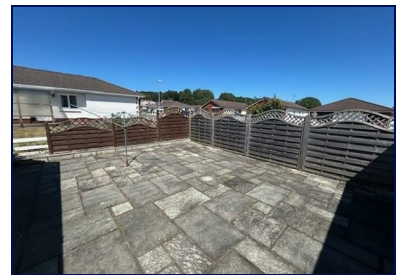


32 Parc Tyisha, Burry Port, SA16 0RS



Offers in the region of £345,000



A detached bungalow, well maintained throughout, located on this very popular development on the fringe of Burry Port. Viewing is recommended to appreciate the location and generous wrap around plot this property sits on, along with the added benefit of Driveway & Garage.

Situated close to the local park, Burry Port Harbour & Beach, Pembrey Country Park & the Historic Town of Kidwelly and excellent access to all local amenities. Externally the property has a good sized patio area and ample garden. There is no onward chain.

The accommodation comprises of Entrance Hallway, Lounge, Kitchen, Three Bedrooms & Bathroom. Viewing By Appointment.

EPC Rating - D, Square Metres - 68, Council Tax - E

Entrance Hallway

Via uPVC double glazed entrance door, textured & coved ceiling, access to attic space, airing cupboard.

Lounge

11'5" x 17'8" (3.50 x 5.40)

uPVC double glazed windows to front and side, radiator, Marble fire place, hearth & surround with coal effect gas fire, textured & coved ceiling.

Kitchen

9'10" x 10'4" (3.01 x 3.16)

Fitted with a range of base, wall & display units with complimentary worksurface over, built in electric oven, grill & 4 ring gas hob with extractor hood over, walls tiled over worksurface, cushioned flooring, integrated fridge, integrated freezer, plumbing for washing machine, radiator, stainless steel sink unit, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass, coved & textured ceiling.



Bedroom 1

12'10" x 9'3" (3.93 x 2.83)

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



Bedroom 2

10'1" x 9'7" (3.09 x 2.94)

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



Bedroom 3

9'11" x 6'11" (3.04 x 2.12)

Textured & coved ceiling, radiator, uPVC double glazed window to side.



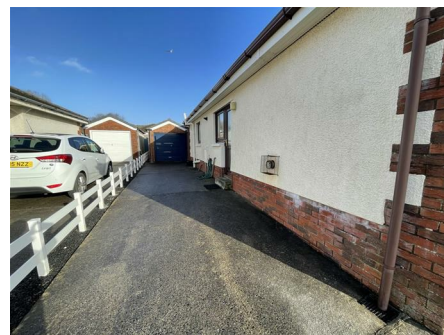
Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath with electric shower over, partly tiled walls, cushioned flooring, textured & coved ceiling, radiator, uPVC double glazed window to rear with obscure glass.



External

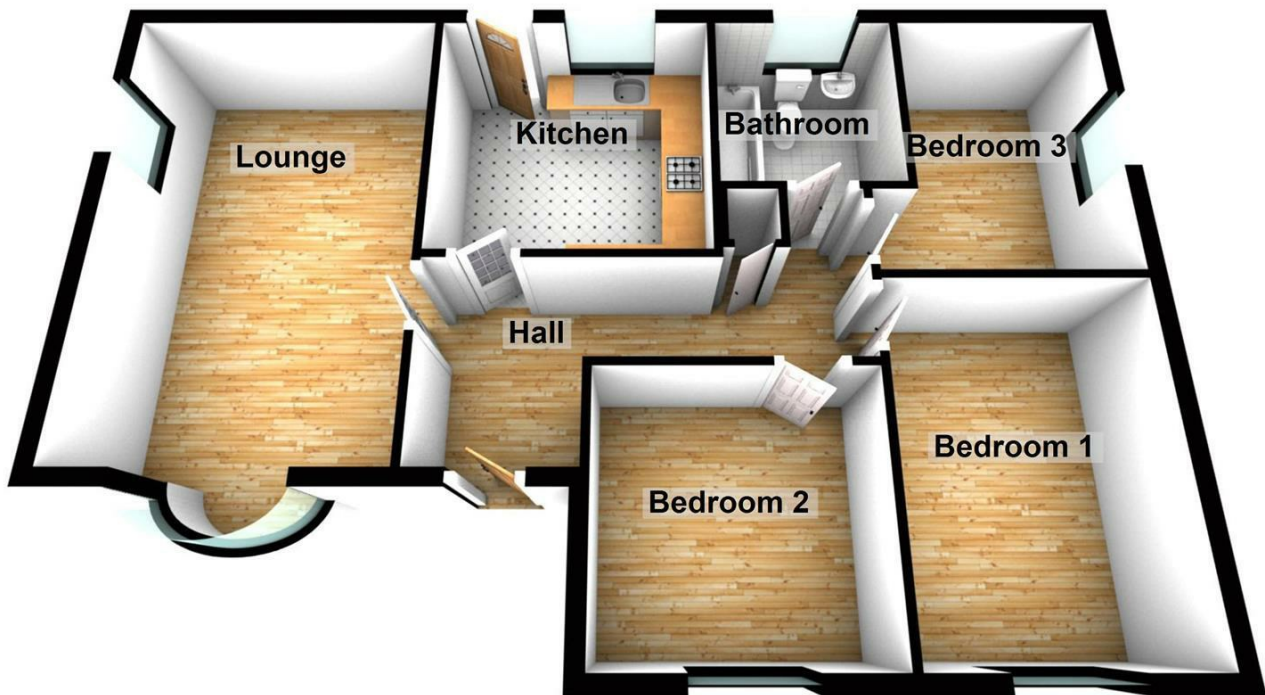
Garden laid to lawn to front and side, rear driveway leads to detached garage, side access to rear garden with low maintenance patio area, raised bed with various shrubbery.



Services

Mains gas, electric, water & drainage.

Ground Floor



For Illustration Purposes Only
Plan produced using PlanUp.

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		
	67	84			

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.