

9 Tyle Teg, Burry Port, Carmarthenshire, SA16 0SN



Asking price £129,995



Three bedroom end of terrace house offering no onward buying chain, double parking bay to front. Tyle Teg is a popular spot located in the Harbour Town of Burry Port, with its beaches, local train station, local shops & cafes.

There is no onward buying chain, which should ease your purchase. The property is in need of updating largely upstairs, it has two receptions, kitchen to rear, three bedrooms and the bathroom to first floor.

Flat good size rear garden, side access, block built shed. Local bus stop, locals schools.

EPC: Pending Square Metres: Pending Council Tax Band: B

Mallard
chartered surveyors · estate agents · lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS



naea | propertymark

PROTECTED

Hall

Turn stairs to first floor, window to side, radiator.

Dining Room

13'10" x 11'5" (4.23 x 3.50)

Window to front, alcoves, radiator, double doors to living room.



Living Room

15'9" x 10'11" (4.82 x 3.34)

Sliding doors to rear garden, gas fire untested, double doors from dining room, two radiators.



Kitchen

11'6" x 8'11"(5'10") (3.52 x 2.72(1.78))

Base units, sink, free standing cooker, untested, wall mounted boiler, fuse box, partial sloping ceiling under the stairs, space for fridge freezer and washing machine.



FIRST FLOOR Landing

Window to side, loft access.

Bedroom 1

13'8" x 11'2" (4.18 x 3.42)

Window to front and side, radiator.



Bedroom 2

10'11"(6'7") x 9'4" (3.33(2.03) x 2.85)

Window facing front, radiator.



Bedroom 3

11'5" x 6'1" (3.48 x 1.86)

Window facing rear, radiator.



Bathroom

10'10" x 5'4" (3.31 x 1.65)

Bath, basin, wc, radiator, window to rear.

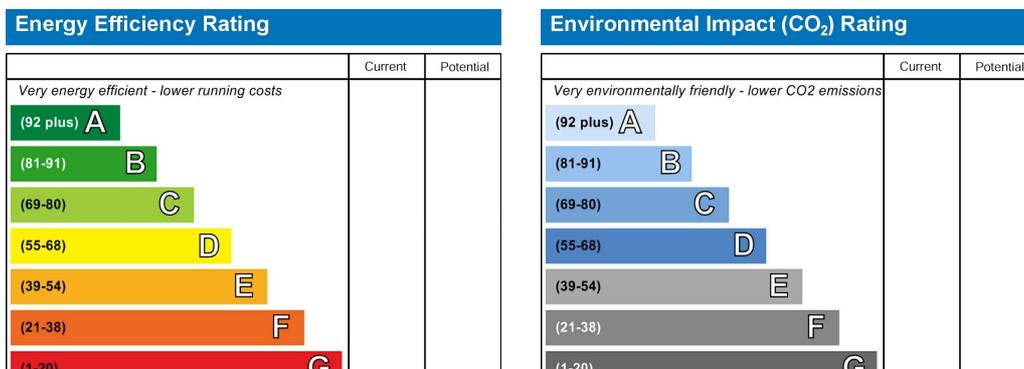


Externally

Double parking bay to front, side access path, rear laid to patio and lawn, block built shed, fenced and hedged boundary.

Services

Advised all services are mains. Wide angled lens has been used on occasion.



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.