

## 46 Parc Tyisha, Burry Port, SA16 0RS



**Asking price £365,000**



A detached bungalow, situated on a good sized plot with open aspect to the front. The property is located on this established development on the fringe of Burry Port, close to the local park, Harbour & Beach. The ever popular Pembrey Country Park & the Historic Town of Kidwelly are a just a short drive away.

The accommodation comprises of Entrance hallway, Lounge, Conservatory, Kitchen, Three Bedrooms and Bathroom.

Externally the property has gardens to front & rear, driveway & garage. There is no onward chain simplifying the buying process and to view, please contact the office for an appointment.

EPC Rating- C, Square Metres - 71, Council Tax - E

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## Entrance Hallway

Via uPVC double glazed entrance door with obscure glass, cushioned flooring, coved & textured ceiling, airing cupboard with shelving.

## Lounge

11'8" x 17'6" (3.56 x 5.35)

uPVC double glazed door & window to front, uPVC double glazed window to rear, radiator, fireplace with marble surround, hearth and coal effect electric fire, textured & coved ceiling.



## Conservatory

11'5" x 8'10" (3.49 x 2.70)

uPVC double glazed windows to front & side, dwarf wall, radiator, tiled flooring, part poly-carbonate roof, uPVC double glazed door to front.



## Kitchen

9'9" x 9'9" (2.98 x 2.99)

Fitted with a range of base & wall units with complimentary worksurface over, freestanding gas cooker, grill & 4 ring hob, space for fridge/freezer, plumbing for dishwasher or washing machine, cushioned flooring, walls tiled over worksurface, radiator, wall mounted gas central heating boiler, uPVC double glazed door to rear with obscure glass, uPVC double glazed window to rear, textured & coved ceiling.



## Bedroom 1

12'8" x 9'8" (3.88 x 2.97)

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





## Bedroom 2

9'4" x 9'9" (2.86 x 2.98)

uPVC double glazed window to front, radiator, textured & coved ceiling



## Bedroom 3

7'8" x 9'10" (2.35 x 3.01)

uPVC double glazed window to rear, radiator, textured & coved ceiling



## Bathroom

Fitted with a four piece suite comprising of low level W.C., bidet, pedestal wash hand basin and panelled bath, extractor fan, fully tiled walls, cushioned flooring, radiator, textured & coved ceiling, uPVC double glazed window to rear with obscure glass.



## Externally

Garden to front laid to lawn, tarmac driveway leads to garage, side access to elevated rear garden laid to lawn with various trees & shrubbery, patio area. outside tap.



## Garage

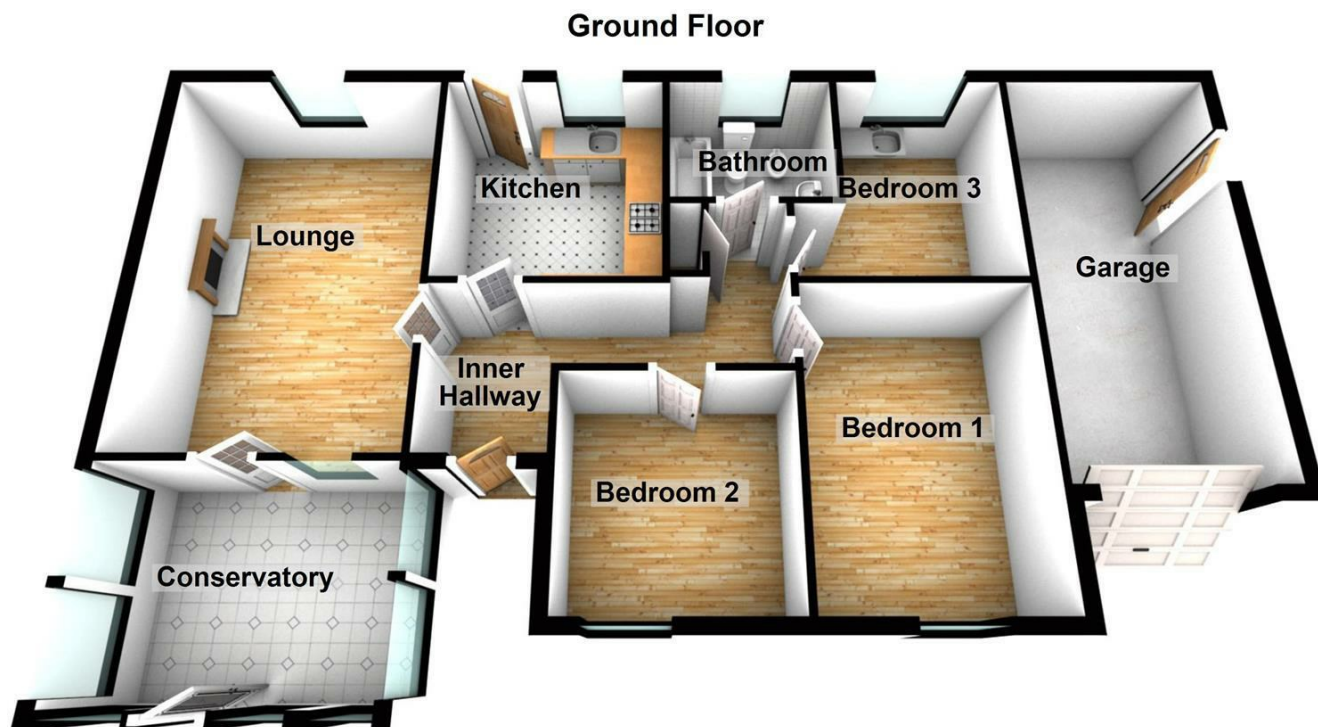
8'11" x 18'3" (2.72 x 5.58)

Up & over door, electric, uPVC double glazed door to side with obscure glass, hot and cold water supply in the garage along with drainage for an additional washing machine or tumble dryer.



## Services

Mains gas, electric, water & drainage.



For Illustration Purposes Only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
|                                             |         | <b>72</b> |                                                                 |         |           |
|                                             |         | <b>89</b> |                                                                 |         |           |

**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.