26 Parc Tyisha, Burry Port, Carmarthenshire, SA16 0RS



Asking price £299,000







The aspect of the plot itself stands out on this property in Parc Tyisha, the rear is private and has a lovely outlook. There is no onward buying chain to possibly hinder any mover, the bungalow is ready to go.
Long driveway to side for at least three cars leads to the pitched roof garage that has electrics already installed. The living room layout is to the rear on this one, with the three bedrooms to the front, you will see from the photos the property is well presented throughout.
Local footpath at the bottom of the road provides a pleasant walk into the popular harbour town of Burry Port, with its shops, amenities and close proximity to the Millenium Coastal Path, a sought after development and some really nice views of the coast along the road. Priced competitively.
EPC: D Square Metres: 79 Council Tax Band: E

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Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk
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RICS
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Entrance Hallway
L shape, loft access.



Living
18'7" x 11'9" (5.67 x 3.60)
Sliding doors to rear, fireplace.





Kitchen
13'5" x 8'1" (4.10 x 2.47)
Base and wall units, hob, oven, window to rear, door to side.





Utility
8'11" x 6'3" (2.73 x 1.91)
Window to side, airing cupboard, spaces for appliances, sink, wall mounted boiler.



Bathroom
6'8" x 6'3" (2.04 x 1.92)
Bath shower over, basin, wc, window to side.



Separate WC
6'6" x 2'9" (2.0 x 0.86)
Wc, basin, window to side.



Bedroom 1
12'10" x 9'10" (3.92 x 3.01)
Window to front.



Bedroom 2
9'6" x 9'6" (2.92 x 2.92)
Window to front.



Bedroom 3
8'11" x 6'10" (2.72 x 2.10)
Window to side.



Externally
Front garden laid to lawn, driveway to side, detached garage with electrics, side access gates, rear laid to patio and planting beds. Garden fully enclosed.

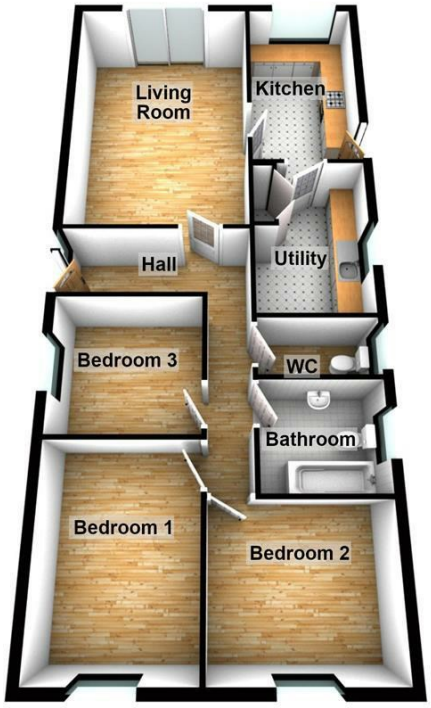


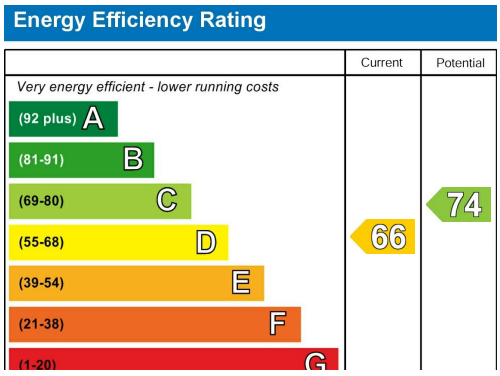


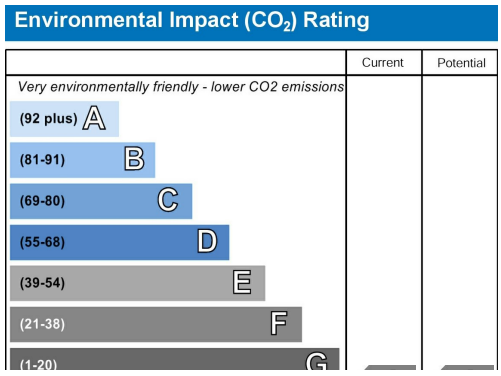


Services
Advised all mains, wide angled lens has been used on occasion.

Ground Floor







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

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