

44 Tanycoed, Burry Port, SA16 0SU

£132,995

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Davies Craddock Estates are pleased to present for sale this semi-detached property situated on Tanycoed, Burry Port.

In need of some modernisation throughout, the property offers huge potential and the added benefit of off-road parking via a shared driveway. The ground floor features two reception rooms, a kitchen, and a convenient cloakroom. To the first floor, you will find two generous bedrooms, a dressing room or office space, and a family bathroom. Externally, the property is set back from the road with a front sloped lawn, while the rear garden comprises a lawned area and a small patio space.

Positioned within the charming and sought-after coastal town of Burry Port, Tanycoed is ideally placed to enjoy a wonderful lifestyle. The property is within easy reach of the town's local shops, pubs, cafes, and local schools. Just a short walk to the iconic Burry Port Harbour, sandy local beaches, Millennium Coastal Path, and the expansive woodlands of nearby Pembrey Country Park. Well-connected by local bus routes and with Burry Port railway station nearby—offering direct links to major destinations—it provides a fantastic balance of coastal charm and everyday convenience.

With no onward chain, early viewing is essential to see what this property has to offer.

























Entrance Hallway
Stairs to first floor.

Sitting/Dining Room
9'2" x 10'9" approx. (2.80 x 3.28 approx.)
Bay window to front, radiator.

Living Room
13'3" x 14'2" approx. (4.04 x 4.33 approx.)
Window to rear, feature gas fire, radiator.

Kitchen
13'3" x 8'0" approx. (4.04 x 2.44 approx.)
Window to side and rear, wall and base units with worktop over, free standing cooker with extractor hood over, sink and drainer , space for fridge freezer and washing machine, tiled walls, Vailliant boiler.

Cloakroom
Window to side, W/C, hand wash basin, vinyl flooring.

Vestibule
External door to side, tiled flooring, under stairs storage cupboard.

First Floor Landing
Window to front.

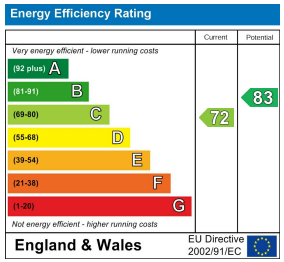
Bedroom One
13'4" x 14'4" approx. (max) (4.07 x 4.38 approx. (max))
Window to rear, fitted wardrobes, radiator.

Bedroom Two
9'2" x 15'2" approx. (2.80 x 4.63 approx.)
Window to front, radiator.

Dressing Room/Office
7'1" x 4'11" approx. (2.18 x 1.50 approx.)
Velux window to side, radiator.

Bathroom
10'4" x 8'1" approx. (max) (3.16 x 2.47 approx. (max))
Window to rear, W/C, hand wash basin, panelled bath with shower over, tiled walls, radiator.

Externally
Shared driveway to private parking.
Lawned and patio area.



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

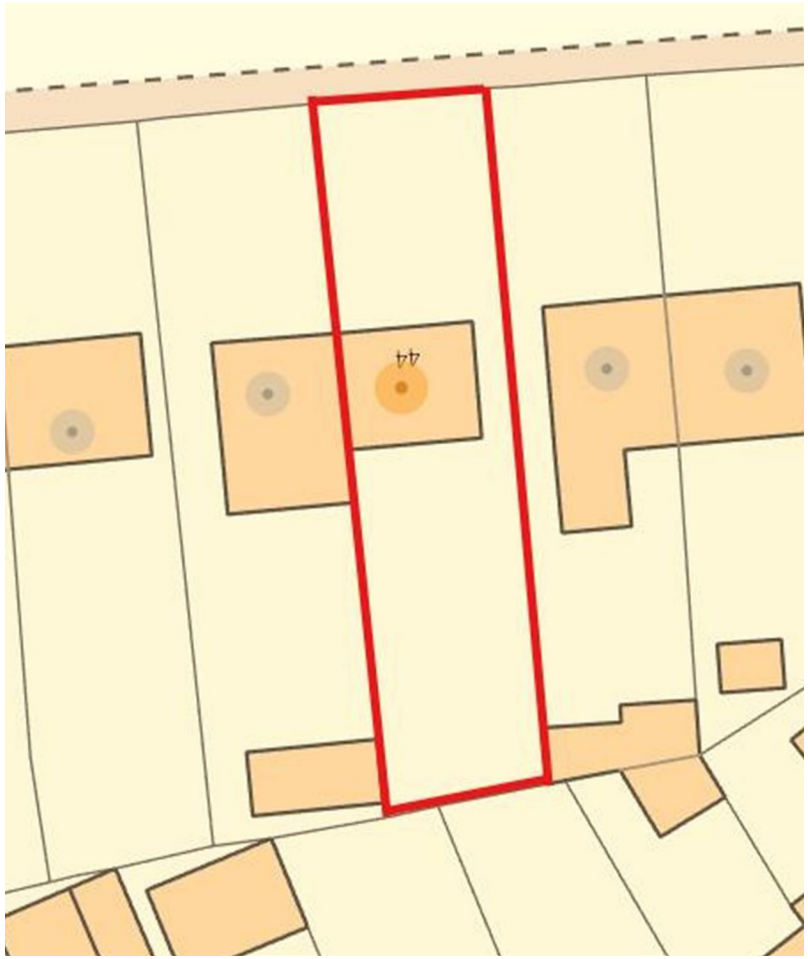
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

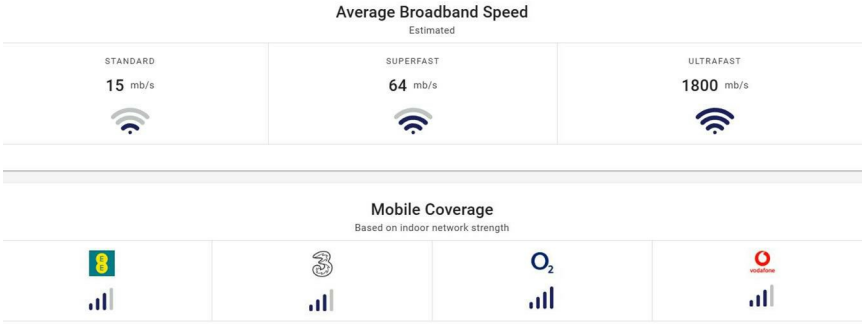
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

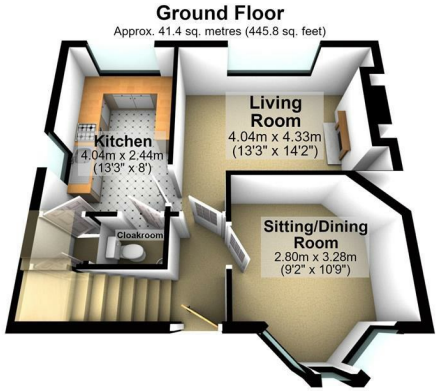
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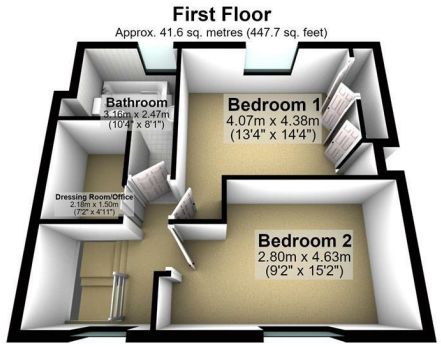
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- Semi Detached Property
- Two Bedrooms
- Dressing Room/Office
- Shared Driveway & Parking Space
- Council Tax - B (provided by local authority, subject to change)
- EPC C Approx. 83m2
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- Viewing Essential





Total area: approx. 83.0 sq. metres (893.5 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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