



Ty Ni
The Harbour | Burry Port | Carmarthenshire | SA16 0ER

Ty Ni is a beautifully presented four-bedroom semi-detached home occupying an enviable position within one of Burry Port's most sought-after locations, right on the harbour. Offering a true "wow factor" setting with stunning waterside surroundings, this spacious home boasts harbour views, four generous double bedrooms, bright and airy accommodation throughout, and a wonderful low-maintenance garden. Perfectly positioned opposite Crazie Crepes Café, the harbour and children's playground, this exceptional property enjoys a fantastic setting at the heart of this vibrant coastal community and provides a rare opportunity to create a wonderful family home in an incredibly popular location.

Burry Port is a thriving coastal town that continues to attract families, professionals and retirees alike thanks to its beautiful harbour, stunning coastal scenery and excellent range of amenities. The harbour itself is a focal point of the community, offering picturesque walks, cafés, restaurants and access to the Wales Coast Path, while the town provides everyday conveniences including shops, schools, leisure facilities and excellent transport links. Its relaxed seaside atmosphere, combined with easy access to larger towns and cities, makes Burry Port an increasingly desirable place to call home.

Adding further appeal, Ty Ni benefits from solar panels, helping to improve the home's energy efficiency and reduce running costs.

Let's now take a look in more detail...

Approach

Journeying through the charming coastal town of Burry Port and towards the popular harbour, you are welcomed to Ty Ni. The property is approached via a generous resin driveway providing ample off-road parking for multiple vehicles. A resin pathway guides you towards the entrance, where a single step leads you into this attractive family home, perfectly positioned to enjoy its enviable harbour-side setting.

Step inside...

Entrance Porch

Stepping through the stable-style entrance door, you are greeted by a wonderfully bright and airy porch. An array of windows allows natural light to flood the space whilst providing delightful views overlooking the harbour. Finished with a feature tiled floor, this welcoming area creates an excellent first impression and provides access through to the main hallway.

Hallway

Light pours into the hallway from the adjoining porch, creating a warm and homely atmosphere. Finished with attractive LVT flooring, this central space serves as the hub of the home, providing access to the principal living accommodation whilst a staircase rises to the first-floor landing.

Lounge

Accessed via double glazed sliding doors from the entrance hallway, the lounge is a beautifully bright reception room. A large bay window to the front perfectly frames views across the harbour while allowing natural light to flood the room. Finished with LVT flooring and complemented by a feature radiator, this is a wonderful space in which to relax and unwind.

Sitting Room

Another beautifully bright room, the sitting room enjoys a bay window to the front elevation overlooking the harbour and drawing in an abundance of natural light. Finished with LVT flooring, this versatile space can easily adapt to suit a variety of needs, whether as an additional reception room, home office or playroom.





Open-Plan Kitchen/Dining/Family Room

Accessed from both the hallway and sitting room, this impressive open-plan space undoubtedly forms the heart of the home. Beautifully bright and airy throughout, two rear windows and impressive bi-folding doors seamlessly connect the indoor and outdoor spaces. The room benefits from LVT flooring, feature radiators, centre and spot lighting, whilst the bi-folding doors are fitted with privacy screen sliding blinds and a sliding fly screen. The kitchen is fitted with an extensive range of tall and base units topped with luxurious quartz worktops and incorporates a single sunken sink with Quooker tap. Integrated appliances include two two-ring electric LAMONA hobs with extractor fans, a LAMONA microwave, oven/grill, warming drawer, dishwasher and tall fridge, together with space for an American-style fridge/freezer. A central island provides additional storage and breakfast bar seating for up to three stools. The generous proportions comfortably accommodate both dining and lounge furniture, creating the ideal environment for entertaining family and friends or simply relaxing. From here there is access to a large under-stairs storage cupboard and the utility room.

Utility Room

Providing excellent additional storage, the utility room is fitted with a range of tall and base units topped with quartz worktops. There is a single sunken sink, a large cupboard ideal for housing white goods out of sight, LVT flooring and a feature towel radiator. A stable-style door provides access to the rear garden, whilst internal doors lead to the ground floor WC.

Ground Floor WC

Conveniently located off the utility room, the WC is fitted with a WC and hand wash basin with storage beneath. The room also benefits from LVT flooring and a frosted rear-facing window.



First Floor Landing

Ascending the bright staircase, you arrive at the spacious first-floor landing. A window to the front elevation enjoys lovely views towards the estuary whilst allowing natural light to fill the space. Finished with laminate flooring, the landing provides access to four bedrooms, the family bathroom and a large airing cupboard complete with fitted shelving.

Bedroom One

Positioned to the front of the property, Bedroom One is a generous double bedroom enjoying attractive views towards the estuary through a large window. Finished with laminate flooring, the room also benefits from an extensive range of sliding-door fitted wardrobes complete with shelving and hanging rails.

Bedroom Two

A lovely-sized double bedroom positioned to the rear of the property, Bedroom Two enjoys natural light through a rear-facing window which captures distant views towards the lighthouse and the stunning Gower Peninsula. The room is finished with laminate flooring.

Bedroom Three

Situated at the front of the home, Bedroom Three enjoys pleasant harbour views through a front-facing window. Finished with laminate flooring, the room also benefits from fitted clothing rails and shelving. A door provides access to the Jack and Jill shower room shared with Bedroom Four.

Jack and Jill Shower Room

Serving both Bedrooms Three and Four, the Jack and Jill shower room is fitted with a shower cubicle and wash hand basin with storage beneath. Further features include tiled flooring, partially PVC-panelled walls and an extractor fan.

Bedroom Four

A comfortable double bedroom positioned to the rear of the property, Bedroom Four enjoys a pleasant outlook with distant views towards the Gower Peninsula. The room benefits from laminate flooring and direct access to the Jack and Jill shower room.

Family Bathroom

Beautifully appointed and modern in design, the family bathroom is fitted with a WC, wash hand basin with storage beneath, a large walk-in shower, a striking roll-top freestanding bath with floor-mounted tap and handheld shower attachment, tiled flooring, partially PVC-panelled walls, spotlighting, an extractor fan, a radiator with towel rail and a frosted rear window.





Step outside...

Externally, the property enjoys a fantastic low-maintenance garden designed for both relaxation and entertaining. A combination of Astro Turf, paved seating areas and decorative chippings creates an attractive and practical outdoor environment. A superb hot tub sits beneath a sliding cover, allowing it to be enjoyed throughout the year regardless of the weather. The garden is fully enclosed and benefits from external lighting and power points. Pedestrian access to the side leads to the front of the property where a generous resin driveway provides ample parking. The enclosed front garden features Astro Turf, raised flower beds and a mature tree, creating a pleasant space for outdoor seating and enjoyment.

Detached Garage

Further enhancing the property's appeal is a detached single garage fitted with an electric roller door, power and lighting. A pedestrian side door provides additional access, making this a highly versatile space ideal for storage, a workshop, hobby room or even a home gym.



Local Area

Burry Port is a highly desirable coastal town renowned for its picturesque harbour, iconic lighthouse, beautiful coastline and welcoming community atmosphere. The harbour is a true focal point of the town, offering a vibrant mix of moorings, waterside cafés, restaurants and scenic walks, whilst providing direct access to the Wales Coast Path, which stretches along some of the most stunning coastline in South Wales. The town itself benefits from an excellent range of everyday amenities including independent shops, supermarkets, pubs, schools, medical facilities and leisure opportunities including the Ashburnham championship links Golf Course. Residents and visitors alike are drawn to the area for its outdoor lifestyle, with nearby Pembrey Country Park and the award-winning Cefn Sidan Beach offering miles of golden sands, woodland walks, cycling trails and family-friendly attractions. The picturesque Burry Port Harbour, lighthouse and marina continue to make the town one of Carmarthenshire's most popular coastal destinations.

The town benefits from excellent transport connections, with Burry Port railway station providing regular services to Llanelli, Swansea, Cardiff and beyond, making it an ideal location for commuters and those wishing to explore further afield. Well-connected road links provide convenient access throughout South Wales and to the M4 corridor, while nearby Llanelli offers an extensive range of retail, leisure and educational facilities. Swansea, located approximately 30 minutes away, provides all the amenities of a thriving city including shopping centres, universities, hospitals and cultural attractions. The breathtaking Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty, is also within easy reach, offering some of the UK's most spectacular beaches and coastal scenery. Combining coastal charm, excellent amenities, strong transport links and an enviable outdoor lifestyle, it is easy to see why Burry Port remains one of the region's most sought-after places to live.

Additional Property Information

Freehold
Tax Band - F
Gas/Electric
Mains Water - Meter
Mains Drainage
Solar Panels
Unadopted Road
Ultrafast Broadband Available
For mobile coverage please visit <https://checker.ofcom.gov.uk>

ALL MATERIAL INFORMATION MUST BE
CHECKED BY A SOLICITOR

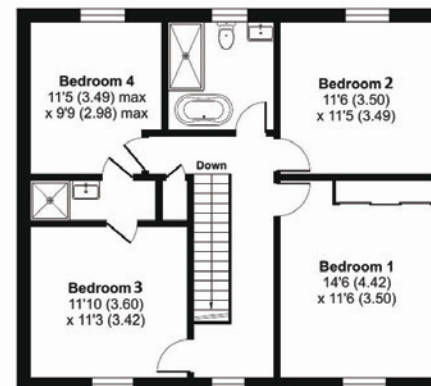
Ty Ni, The Harbour, Burry Port, SA16

Approximate Area = 1788 sq ft / 166.1 sq m

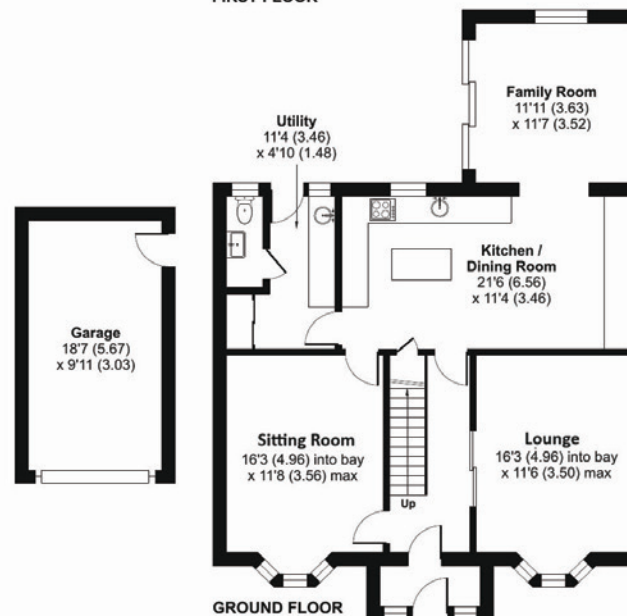
Garage = 185 sq ft / 17.2 sq m

Total = 1973 sq ft / 183.3 sq m

For identification only - Not to scale



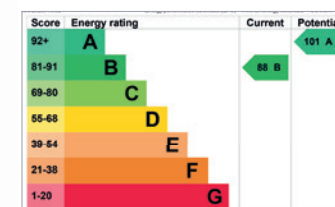
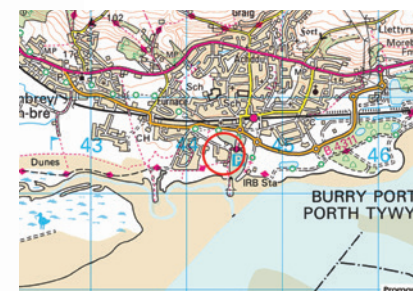
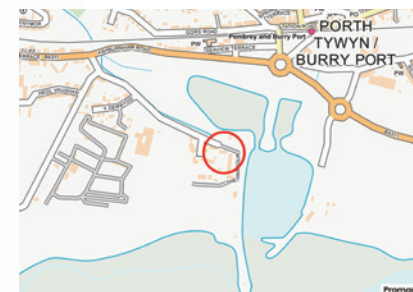
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Dawsons Property. REF: 1479344



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company No: NLK 11004316. Registered Office Address: 11 WALTER ROAD, SWANSEA, SA1 5NF, UNITED KINGDOM. Printed 23.06.2026

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