Approx Gross Internal Area
94 sq m / 1012 sq ft



Ground Floor
Approx 53 sq m / 571 sq ft

First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band B
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/CFP/12/25 OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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TELEPHONE: 01267 236655

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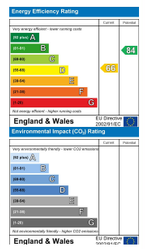
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20 Parc Y Minos Street, Burry Port, SA16 0BN

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- THREE BEDROOMS
- REAR GARDEN
- PERFECT INVESTMENT/FIRST BUYER OPPORTUNITY
- CLOSE TO AMENITIES
- EPC RATING - D



£125,000

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CHAIN FREE

This three-bedroom end-terrace house is located in the popular coastal town of Burry Port and is offered for sale with no onward chain, making it an excellent option for first-time buyers. Set close to the marina, beaches, and local amenities, the property provides a practical layout across two floors and benefits from additional light and privacy due to its end-terrace position.

The ground floor begins with an entrance hall leading into an open-plan lounge and dining area, measuring 4.15m x 3.03m into 3.19m x 3.17m, connected by an archway that creates a natural flow between the two spaces. This arrangement offers a comfortable area for both relaxation and dining, with a large front window drawing in natural light. To the rear of the property is a further reception room that provides flexibility for use as a study, snug, or playroom, and this room leads directly into the kitchen. The kitchen is fitted with wall and base units, work surfaces, appliance spaces, and windows to the side and rear, along with a door opening to the garden.

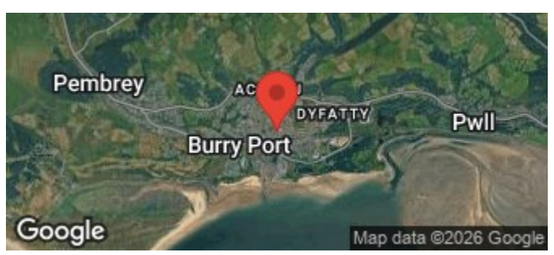
On the first floor, the property offers three bedrooms, comprising two doubles and one single, along with a bathroom fitted with a three-piece suite including a bath, WC, and wash hand basin.

Externally, the home benefits from front and rear access. The rear garden is flat and thoughtfully arranged with a patio and a grass area, perfect for outdoor seating and leisure. At the end of the garden sits a garage, providing off-road parking and additional storage space.

With its coastal setting, practical layout, and chain-free position, this end-terrace property provides an appealing opportunity to settle in one of Burry Port's well-regarded residential areas.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. It is well-known because Amelia Earhart landed there as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows dune and wetland system, home to a country park and the Cefn Sidan sands, lies nearby. The harbour has recently been redeveloped and offers a view of the stunning Gower Coastline opposite.





DIRECTIONS

From our office on Dark Gate in Carmarthen, head west towards Heol Y Felin/Mill Street and continue onto Lammas Street. Turn left onto Morfa Lane (B4312), then take the second exit at the roundabout onto the A4242 and the first exit at the next onto the A40. At Pensarn Roundabout, take the third exit onto the A484 and continue along it, taking the third exit, then the second exit, and then two first exits at the following roundabouts. Turn right onto Elkington Road, left onto Stepney Road, then left towards Parc-Y-Minos Street. Finally, turn right onto Parc-Y-Minos Street, where the property will be on your left. What3Words Reference; ///apprehend.helpful.ridge

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area