



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 C

FACEBOOK & TWITTER

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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/REM/10/24/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.

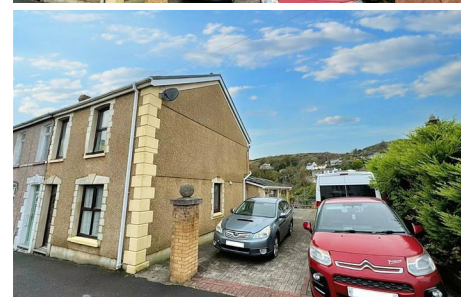
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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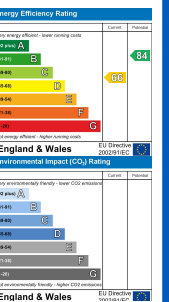


### 3 Erw Terrace, Burry Port, SA16 0DA

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- CLOSE TO AMENITIES AND BEACH
- HEATING - GAS
- THREE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- GOOD TRANSPORT LINKS
- EPC RATING - D

**No Onward Chain £270,000**

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*The Agent that goes the Extra Mile*







Nestled in the highly sought-after seaside town of Burry Port, this beautifully modernized and extended semi-detached home combines timeless character with modern comforts. Burry Port offers a wealth of amenities, including shops, cafes, restaurants, schools, a marina, and a train station with direct links to Swansea, Cardiff, London, and West Wales, making it a vibrant yet tranquil setting for this charming residence.

Upon entry, a welcoming vestibule leads into an elegant entrance hall with an original spindle staircase and under-stairs storage, enhanced by stylish wood-effect flooring and ThermaSkirt heating panels. The lounge features windows on both sides, a striking carved timber fireplace with a marble hearth, and a coal-effect gas fire, adding a cosy charm. The heart of the home lies in the open-plan sitting, dining, and kitchen area, where a brick fireplace with a wood-burner effect stove provides ambience. French doors from the dining area open to a beautifully landscaped rear garden with a pleasant outlook.

The thoughtfully designed kitchen includes high-quality wood-finish cabinetry, modern appliances, an induction hob, and Velux roof windows, while a practical utility room completes the main level. Upstairs, the home features two double and one single bedroom (currently utilised as a home office) and a family bathroom with a corner bath, shower, and airing cupboard. An attic room, currently used as an additional bedroom, offers flexibility and additional storage space.

Outside, this property benefits from off-road parking for multiple vehicles, a timber storage shed, and a well-maintained rear garden with decked and gravel areas, creating the perfect outdoor retreat. This residence also enjoys the convenience of an externally accessed basement, perfect for extra storage or could be converted into a home office or garden room. Offered with no chain, this home is ready for its next owner to enjoy all it has to offer.



### DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, At the roundabout, take the 1st exit and stay on A484, At the roundabout, take the 1st exit and stay on A484, Turn left onto Y Graig, Turn right onto Erw Terrace, The property will be the second on the left. What3Words Reference: [www.westwalesproperties.co.uk](https://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.