



2 Tyle Teg, Burry Port, SA16 0SN
£125,000

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

This perfectly positioned property boasts walking distance access to the ever popular Burry Port Harbour and the Millennium Coastal Path. Beyond the immediate coastal delights, you'll find an array of local amenities right on your doorstep. Just a short drive into Llanelli Town and Trostre and Pemberton Retail Parks for out of town shopping.

This home offers a side entrance hallway, leading to two reception rooms and kitchen on the ground floor followed by two bedrooms and spacious bathroom on the first. Externally, the property boasts both front and rear gardens with lawn and patio areas surrounded by mature shrubs and trees.

This property is ideal for a first time buyer or buy to let investment.

Early viewing is essential to see what this property has to offer.

Entrance Hallway

Laminate flooring, radiator, stairs to first floor, under stairs storage.

Dining Room

10'11" x 12'11" approx. (max) (3.35 x 3.95 approx. (max))

Window to front, laminate flooring, radiator.

Living Room

12'11" x 10'11" approx. (max) (3.95 x 3.34 approx. (max))

Double doors to rear, electric feature fire and surround, radiator, laminate flooring.

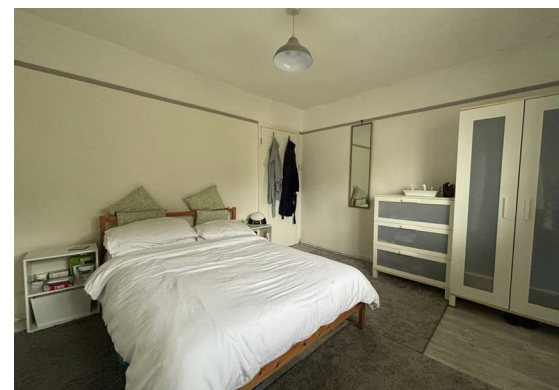




Kitchen

12'2" x 6'7" approx. (3.71 x 2.01 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher. Heater, tiled flooring and walls, window to side, door into;



Lean-To

5'2" x 5'5" approx. (1.58 x 1.66 approx.)

Windows to side two doors to side.

Landing

Loft access (not boarded), Window to side, radiator, laminate flooring, storage cupboard.

Bedroom One

13'1" x 11'0" approx. (max) (3.99 x 3.37 approx. (max))

Window to rear, radiator, laminate flooring, storage cupboard (housing boiler - WORCESTER)



Bedroom Two

8'11" x 13'1" approx. (max) (2.74 x 4.00 approx. (max))

Window to side and front, radiator, laminate flooring.

Bathroom

14'2" x 6'7" approx. (4.33 x 2.02 approx.)

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, part tiled walls, part wooden panelled walls, tiled flooring, two windows to side, radiator.



Exrternal

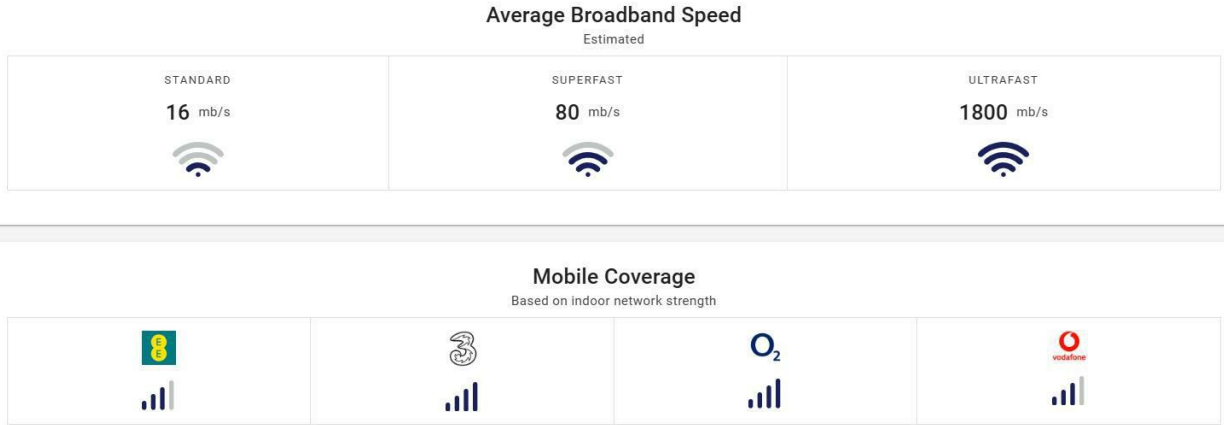
Front garden leading around to enclosed rear garden with both patio and lawn areas surrounded by mature shrubs and trees, path way leading to outbuilding for storage.

To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Home
- Two Bedrooms
- Enclosed Garden
- On Road Parking
- Ideal First Time Buy Or Buy To Let Investment.
- Mains Gas, Electric, Water & Drainage
- Council Tax - B (Sept 25)
- EPC - D
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

LEAVE US
A REVIEW



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Reviews ★★★★★

