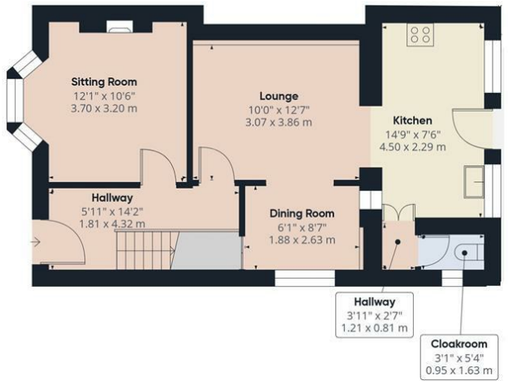


Floor 1

Floor 2

Approximate total area(1)

934.62 ft²

86.83 m²

Balconies and terraces

297.08 ft²

27.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Traditionally built, mains water, gas, sewerage and electric connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band "D

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on JHL/SC/0225/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,

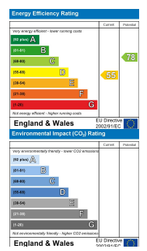
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk

Bronwydd, 8 Sussex Road, Burry Port, Carmarthenshire, SA16 0SE

- Traditional Detached Property
- Two Reception Rooms & Dining Area
- Rear Enclosed Garden
- Quiet Street Near Burry Port Town
- Three Bedrooms
- Downstairs Cloakroom & Upstairs Shower Room
- Chain-free!
- EPC RATING D. COUNCIL TAX BAND D.



£195,000

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile

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We are pleased to present "Bronwydd," a chain-free property located on Sussex Road, a peaceful street backing onto the playing fields of Burry Port, just a short walk from the coast. This traditional detached home requires some updating, making it an ideal opportunity for those looking to add their personal touch. Contact us today to arrange a viewing. The location is a major highlight, with all local amenities within easy reach. The property has an EPC rating of D and falls under council tax band D.

The accommodation includes a hallway, a sitting room, a lounge with a dining area, a kitchen, an inner hallway, a cloakroom, a landing, a shower room, and three bedrooms. The front garden is low-maintenance and enclosed, while secure gated pedestrian access leads to the rear garden, which features a patio, a lawn area, and a second patio with a garden shed.

Burry Port is a charming harbour town on the outskirts of Llanelli, offering various local amenities and good transport links. It is famously known as the landing site of Amelia Earhart, the first woman to fly across the Atlantic Ocean. Nearby attractions include the Pembrey Burrows dune and wetland system, which houses a country park and the Cefn Sidan sands. The harbour has recently been redeveloped, providing stunning views of the Gower Coastline across the water.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. The main gas, water, electric, and sewerage are connected. Council tax band D. On-street parking only. For this location, according to Offcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mpbs), Mobile availability-Mobile phone coverage for O2 and Three, limited phone coverage for EE and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

SITTING ROOM

LOUNGE

DINING AREA

KITCHEN

INNER HALLWAY

CLOAKROOM

LANDING

SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road taking the third turning off on your left signposted "Church Road". Follow this road down taking the third turning off on your right signposted "Sussex Road". Follow the road along and the property is situated on your right, "Bronwydd", number 8.

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

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