



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
2376.41 ft<sup>2</sup>  
220.78 m<sup>2</sup>

(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.

GIRAFFE360

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 E

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on RLM/SC/0623/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.

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

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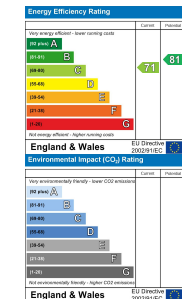


## Glan Yr Afon Dandorlan Road, Burry Port, Carmarthenshire, SA16 0RA

- Detached Spacious Property
- Three Reception Rooms
- Five Bedrooms
- Cloakroom, Family Bathroom & Two En-suite Shower Rooms
- Front & Rear Gardens
- Ample Off-road Parking
- Relaxed & Quiet Location
- Chain Free
- Hot-tub Included
- EPC RATING C

**£395,000**

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**The Agent that goes the Extra Mile**





Tucked away in and encompassed by the peaceful surroundings of woodland, the sound of a gentle river running along the quiet road we have for sale this stunning property, "Glan Yr Afon". Sitting pretty and proud, not far from the main road of Burry Port in a secluded spot with only a scattering of near neighbours, this property has all the attributes to captivate an individual with the beamed effect ceilings, log-burner and deep window-sills. Very similar to a welsh "long house" this property offers five bedrooms-three of which are spacious, two which offers en-suites and a lovely roof terrace to take in the peace and quiet. Viewing is highly recommended to appreciate the size, location and presentation. EPC RATING C.

Accommodation comprises of : Entrance hall, cloakroom, fully fitted kitchen with solid worktops, utility, three reception rooms-one with a beautiful stone fire-breast wall and log-burner, modern family bathroom with free-standing bath and five bedrooms-two with en-suite shower rooms and not forgetting the roof terrace. Externally, the property has a driveway offering ample parking and gardens to the front and rear. The rear has a patio garden then two other tiers which area mixture of lawn and patio and yes, the hot-tub is included.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. Burry Port is well-known because Amelia Earhart landed 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 lie nearby. The harbour has recently been redeveloped and offers a view of the stunning Gower Coastline opposite.

#### HALLWAY

#### CLOAKROOM

3'8" x 4'8" (1.14 x 1.44 )

#### KITCHEN/DINER

11'9" (max) x 23'7" (max) (3.60 (max) x 7.20 (max))

#### LOUNGE

19'3" (max) x 13'5" (max) (5.89 (max) x 4.10 (max))

#### SECOND RECEPTION ROOM

15'6" (max) x 15'0" (max) (4.74 (max) x 4.58 (max))

#### INNER HALLWAY

#### STORAGE CUPBOARD

#### UTILITY ROOM

6'1" (max) x 13'0" (max) (1.87 (max) x 3.97 (max))

#### SITTING ROOM

24'1" (max) x 13'0" (max) (7.35 (max) x 3.98 (max))

#### FIRST FLOOR-LANDING

#### FAMILY BATHROOM

8'2" x 13'6" m (2.49 x 4.12 m)

#### BEDROOM 1

#### EN-SUITE CLOAKROOM

#### BEDROOM 2

#### EN-SUITE CLOAKROOM

#### BEDROOM 3

15'6" (max) x 15'2" (max) (4.74 (max) x 4.63 (max))

#### BEDROOM 4

9'8" (max) x 10'6" (max) (2.96 (max) x 3.21 (max))

#### BEDROOM 5

6'10" (max) x 10'8" (max) (2.10 (max) x 3.26 (max))

#### AIRING CUPBOARD

#### ROOF TERRACE

17'4" x 8'2" (5.29 x 2.51 )



#### 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 passing a petrol station on your left, you will go down a hill and turn right onto "Dandorlan Road", follow the road along un the property is situated on the left as you go around a bend.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.