

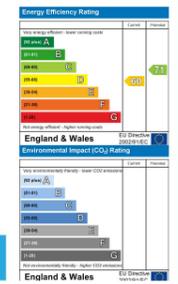


39 Erw Terrace, Burry Port, Carmarthenshire, SA16 0DA

- Semi-detached, Traditionally Built Property
- Two Reception Rooms
- Three Bedrooms & Loft Room
- Well-presented Rear Enclosed Garden
- Elevated View To The Front & Rear
- Quiet Cul-de-sac Location
- One To View!
- EPC RATING D. COUNCIL TAX BAND B.

£225,000

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



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: Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

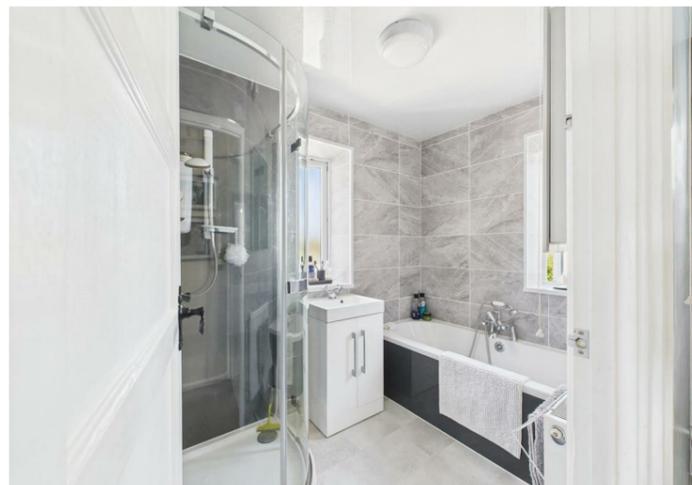
*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on AKF/SC/0725/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,

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Situated at the bottom of a quiet street with no-through road in the popular harbour town of Burry Port we here at West Wales Properties are eager to show you what's hiding behind this little red door! This well-presented, semi-detached property has been a loved family home for nearly 40 years and is now looking for new owners to enjoy it as much as they have. Offering a glimpse of a coastal view the front elevation and a view of the beautiful open field views to the rear this property truly is a family favourite. Call us today on 01554 759655 to arrange a viewing. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, two reception rooms with beautiful open fireplaces, kitchen, landing, modern family bathroom with a separate cloakroom, two double bedrooms and a good-size single plus loft room. Externally, enclosed frontage with vegetable/fruit patch. To the rear, a well-presented landscaped garden which offers space and relaxation. Patio area leading up to the remainder of the garden which is mainly laid to lawn with a mixture of seating areas, fruit trees and a vegetable patch and three outbuildings and outhouse. Also something that is very rarely seen these days, the garden has an old air-raid shelter at the bottom of the garden!

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and excellent transport links. Burry Port is well-known to people as the location where Amelia Earhart landed, becoming 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. In recent years, the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.



..AGENTS VIEWING NOTES

HALLWAY

LOUNGE

SITTING ROOM

KITCHEN

LANDING

FAMILY BATHROOM

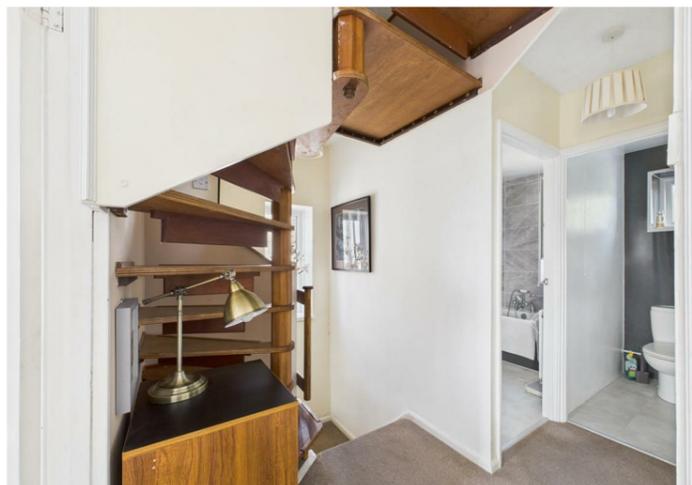
CLOAKROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

ATTIC ROOM



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 keep on the road and follow the road as you go past the "Pemberton", up the hill and at the top of "Achddu" lights turn right , then the first right again onto "Erw Terrace". Follow the road along until you get to number 39.

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