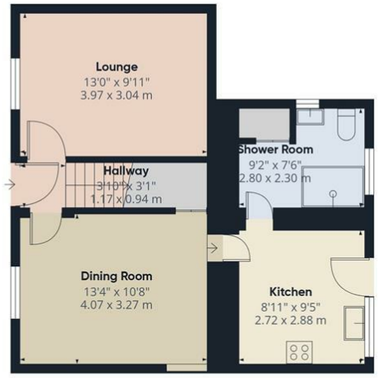
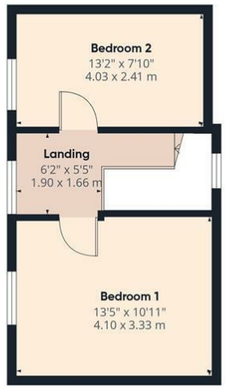


Floor 1



Floor 2

Approximate total area(1)

776 ft²

72.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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: 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 JHL/SC/1125/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
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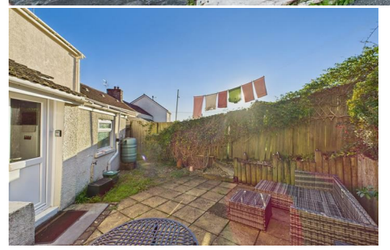
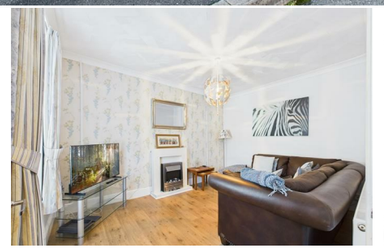
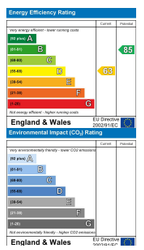
01554 759655
www.westwalesproperties.co.uk





4 Dandorlan Road, Burry Port, Carmarthenshire, SA16 0RA

- **Semi-detached, Stone-fronted, Traditional Cottage**
- **Two Reception Rooms**
- **Chain Free**
- **Popular Harbour Town Location**
- **EPC RATING D. COUNCIL TAX BAND B.**
- **Two Double Bedrooms**
- **Downstairs Shower Room**
- **Enclosed Rear Garden Set Over Three Tiers**
- **On-street Parking**



£170,000

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

A charming stone, double-fronted SEMI-DETACHED Cottage has graced the scene with us here at West Wales Properties, CHAIN-FREE and ready to welcome you all to view. Situated on a quieter street in the popular harbour town of Burry Port, this property has a charming rear garden that spreads over three tiers, offering a mixture of patio and lawn. Boasting TWO reception rooms and two DOUBLE bedrooms, this likeable cottage may be the one for you. Call now to secure your booking on 01554 759655. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge, dining room, understairs storage, kitchen, shower room, landing and two double bedrooms. An enclosed low-maintenance frontage with steps leading up to the main entrance, pedestrian access to the side which is shared and then secure gated access into the rear garden. An enclosed rear garden which is set over three tiers.

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.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, electric, gas and sewerage connected. Council tax band B. Asbestos roof over the shower-room. On-street parking. Shared pedestrian access to the side with secure access into the rear garden. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability— full mobile phone coverage for O2 and Three, variable indoor and good outdoor coverage for EE and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

DINING ROOM

KITCHEN

SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2

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" there is a turning on your right signposted "Dandorlan Road". Turn here and the property is situated on your left, number 4.

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