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Approximate total area⁽¹⁾
776 ft²
72.2 m²

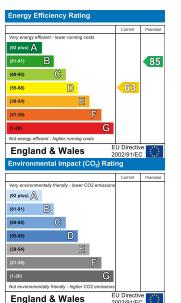
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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



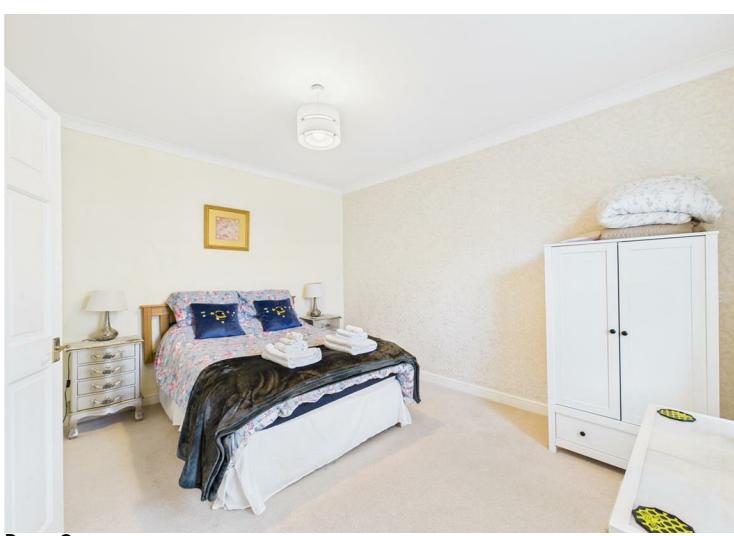
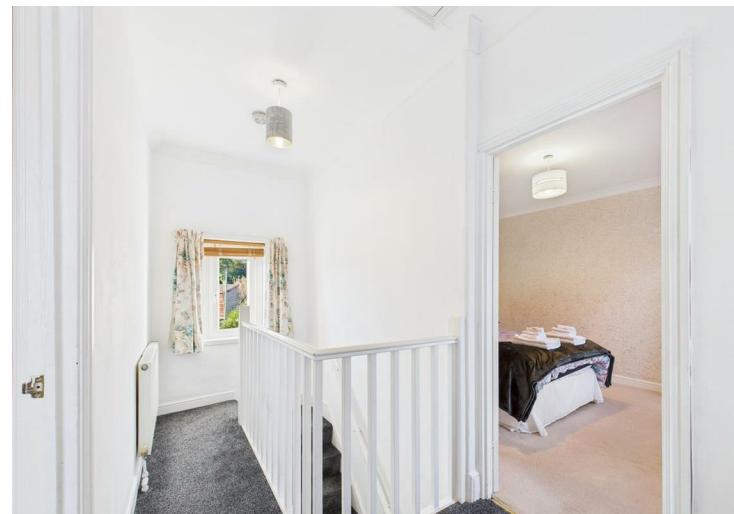
£160,000

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



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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 Vodafone. 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.