

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: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on RLM/SC/0921/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

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

TELEPHONE: 01554 759655

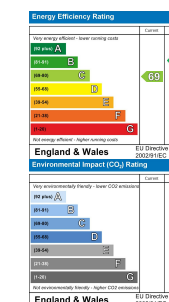


## 8 Burry Road, Burry Port, Carmarthenshire, SA16 0AT

- Semi-detached Property
- Three Bedrooms
- Very Large Side & Rear Garden
- Quiet Cul-de-sac Location
- Viewing Highly Recommended
- Lounge & Conservatory
- Upstairs Wet-room
- Off-road Parking to Front
- Popular Harbour Town
- EPC RATING C

Offers In Excess Of £150,000

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**The Agent that goes the Extra Mile**

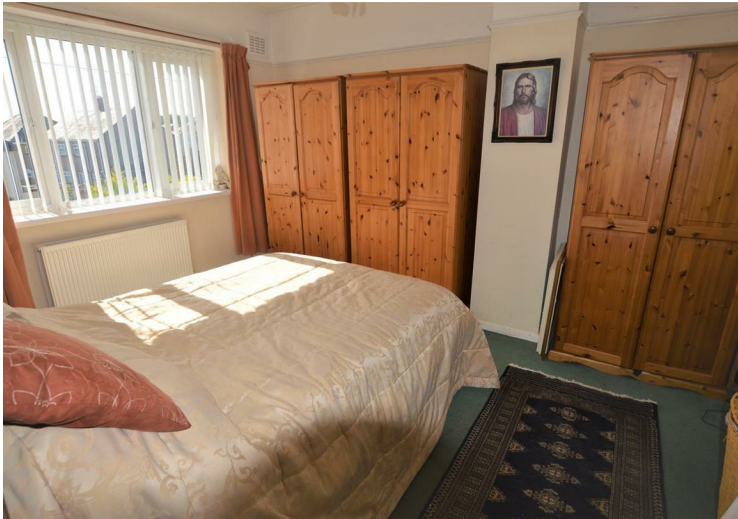




Situated on the edge of the popular harbour town of Burry Port with easy access to the coast road, Pembrey Country Park and the harbour we have this three bedroom, semi-detached property located in a small, quiet cul-de-sac. Viewing is highly recommended to appreciate what awaits you from beyond the front door and sits on a spacious plot of 0.165 of an acre with a beautiful summerhouse to compliment the grounds. EPC RATING C.

Accommodation comprises of : Hallway, lounge, kitchen/diner, conservatory, wet-room and three-bedrooms. Externally, a good -sized plot, off-road parking to the front, patio area and garden to the side which sweeps to the rear, pond and a beautiful "Dunster" summerhouse.

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 to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows sand 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.



### HALLWAY

### LOUNGE

12'8" (max) x 12'7" (max) (3.872 (max) x 3.840 (max) )

### KITCHEN/DINER

19'1" (max) x 12'3" (max) (5.828 (max) x 3.739 (max) )

### CONSERVATORY

12'3" x 9'11" (3.739 x 3.037)

### LANDING-FIRST FLOOR

### BEDROOM 1

13'3" (max) x 12'11" (max) (4.061 (max) x 3.943 (max) )

### BEDROOM 2

10'8" (max) x 8'10" (max) (3.260 (max) x 2.703 (max))

### BEDROOM 3

8'9" (max) x 7'11" (max) (2.680 (max) x 2.418 (max) )

### WET-ROOM

8'1" (max) x 5'7" (max) (2.484 (max) x 1.725 (max))



### 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 until you pass CK's supermarket on your right, take the fifth turning on your left signposted "Furnace Road", then take the second turning off signposted "Orchard Close", take the immediate right signposted "Heol Panteg" and follow the road along driving through "Heol Waun Wen". As you bear round a right-hand corner you will see a small cul-de-sac in front of you, this is Burry Road.

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