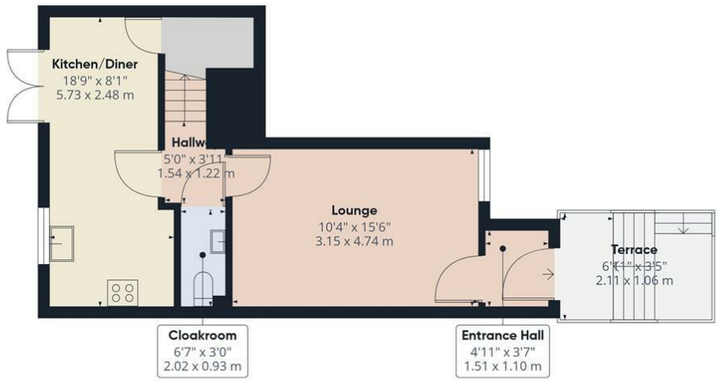


Approximate total area(1)

856 ft²
79.6 m²

Balconies and terraces

67 ft²
6.2 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 water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

WHAT3WORDS///violist.boating.emerald

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

Take-on SC/SC/086/draft

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,

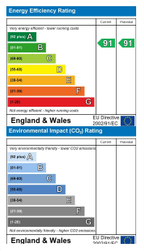
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk

63 Maes Y Cwrt, Pembrey, Burry Port, Carmarthenshire, SA16 0FJ

- **Detached, Timber-framed Modern Property**
- **Cloakroom, Bathroom & En-suite Shower-room**
- **Immaculately Presented Inside & Out**
- **Perfectly Positioned Plot**
- **EPC RATING B. COUNCIL TAX BAND D.**
- **Three Double Bedrroms**
- **Driveway & Garage**
- **Rear Enclosed Landscaped Garden with Porcelain Tiles & Astro-lawn**
- **Solar Panels**



Offers In Excess Of £265,000

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

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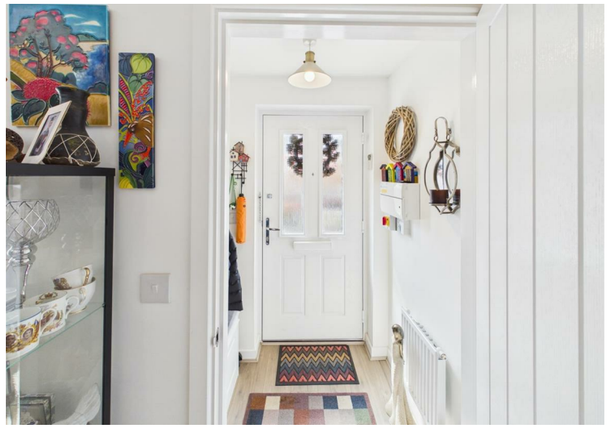
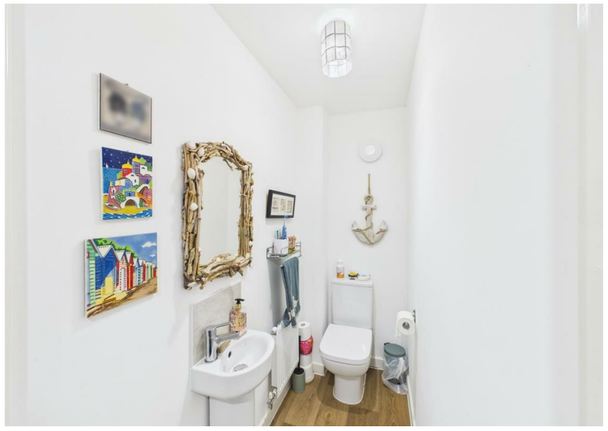
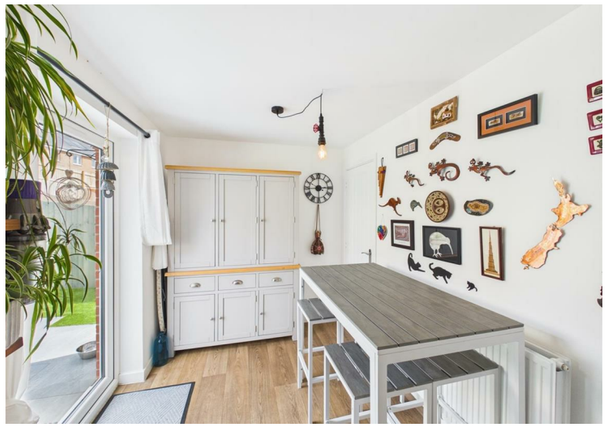
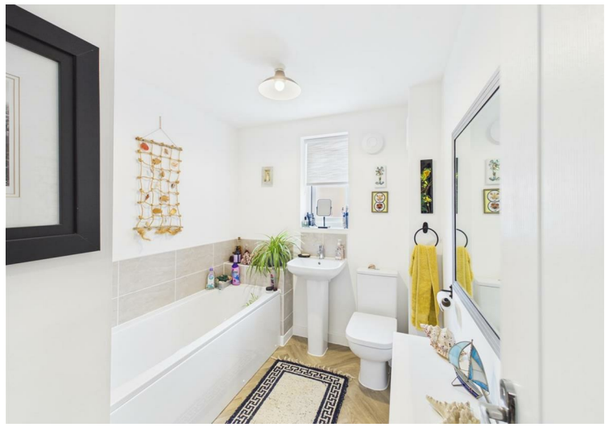
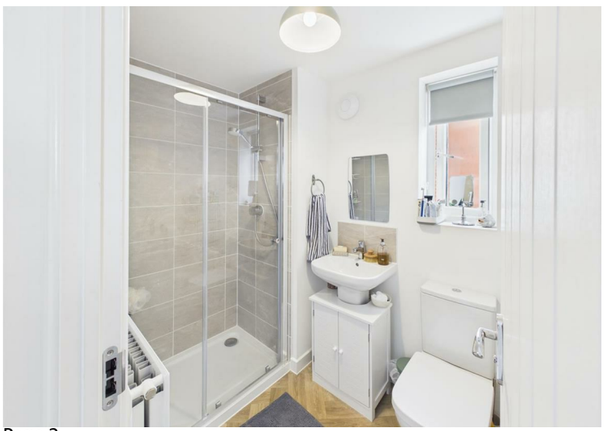
The Agent that goes the Extra Mile











Are you wanting to experience modern living at it's best then take a look at what this property can offer you! Situated in the sought after and newly built estate of "Maes Y Cwrt", we here at West Wales Properties are pleased to offer for sale this well-presented presented, three bedroom detached home. Viewing is highly recommended for you to appreciate what's behind the door of number 63, from the size, location and presentation so call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND d.

Accommodation comprises : Entrance hall, lounge, inner hallway, cloakroom, kitchen/diner, storage cupboard, landing, airing cupboard, bathroom, three double bedrooms with master having an en-suite shower-room. Externally, to the front driveway leading to a garage with two separate storage areas to the eaves. To the rear, a stunning landscaped garden with no expense spared form the extra drainage to the beautifully laid porcelain tiles and astro-lawn. A perfectly positioned plot to enjoy those long sunny days!

..AGENTS VIEWING NOTES

KEY INFORMATION Timber-framed. Built in 2025 with NHBC warranty (10 years from the date of being signed off). Mains gas, water, electric and sewerage connected. Council tax band D There are restrictive covenants and easements on the title, we have a copy on file. Solar panels at the front, awaiting documentation from the vendor. There is a maintenance company charge which the vendors pay £198.45 per year for maintenance of the site (All houses on this estate pay this an will be payable once the site is completed). For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (900 Mpbs), Mobile availability- Full coverage for O2 and Three. variable phone coverage for Vodaphone and EE. From the information currently available to the Coal Authority, a mining report is recommended for this property. ***Please note : The site is still in the process of being built. *** WHAT3WORDS///violnist.boating.emerald

HALLWAY

LOUNGE

INNER HALLWAY

CLOAKROOM

KITCHEN/DINER

STORAGE CUPBOARD

LANDING

BATHROOM

AIRING CUPBOARD

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

DIRECTIONS

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