

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.

COUNCIL TAX: B

ref: RM/RLM / 28 / 6 / 22/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

**FACEBOOK & TWITTER**

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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



## 16 Brynymor, Burry Port, Carmarthenshire, SA16 0LA

- Semi Detached House
- Two Double Bedrooms
- Front And Rear Gardens
- Off Road Parking for Two Vehicles
- Open Plan Living
- Conservatory
- Popular Coastal Town
- EPC Rating D

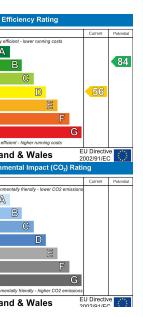
**Offers In Excess Of £150,000**

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***The Agent that goes the Extra Mile***





Stylishly modernized and well-presented semi-detached, two double bedroom property that has the benefits of open plan living, off-road parking, and a larger than an average, south-facing rear garden. Situated in a quiet residential and established estate just on the fringe between Burry Port and Pembrey, within the convenience of walking distance into the local town and coast. Viewing is highly recommended. EPC RATING D.

The accommodation briefly consists of a Hallway, lounge/diner opening into the conservatory and a kitchen. First floor, landing, two double bedrooms, and family bathroom. Externally: Front garden laid partly to lawn with driveway to the side suitable for two cars, side pedestrian access to kitchen and rear. The rear south-facing garden is laid to patio and lawn with vegetable patch and block-built storage shed.

Burry Port is a small harbor 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 dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. In recent years the harbor has been redeveloped and offers a view of the stunning Gower Coastline opposite.

#### Porch

#### Lounge/Diner

24'4" x 14'4" x 11'1" (7.42 x 4.39 x 3.40)

#### Conservatory

15'1" x 9'3" (4.60 x 2.82)

#### Kitchen

9'6" x 9'3" (2.92 x 2.82)

#### First Floor

#### Landing

#### Bedroom One

17'3" x 10'5" (5.26 x 3.18)

#### Bedroom Two

12'7" x 10'0" (3.86 x 3.05)

#### Bathroom

7'4" x 6'2" (2.24 x 1.88)

#### 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 driving, travel a few more minutes down the road passing CK's on your right, carry on travelling down the road coming out of Burry Port, take the turning on your left signposted "Ashburnham Golf Course". Follow the road going over a little humpback bridge, take the turning on your left signposted "Bryn Illtyd leading to Brynymor". At the junction turn left and follow the road around and the property is situated on the left.

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