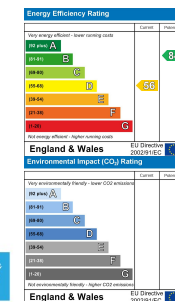


16 Brynymor, Burry Port, Carmarthenshire, SA16 0LA

- 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

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





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 in our TV channel to view our location videos about the area.