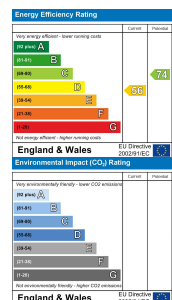




## 82 Dolau Fan Road, Burry Port, SA16 0RE

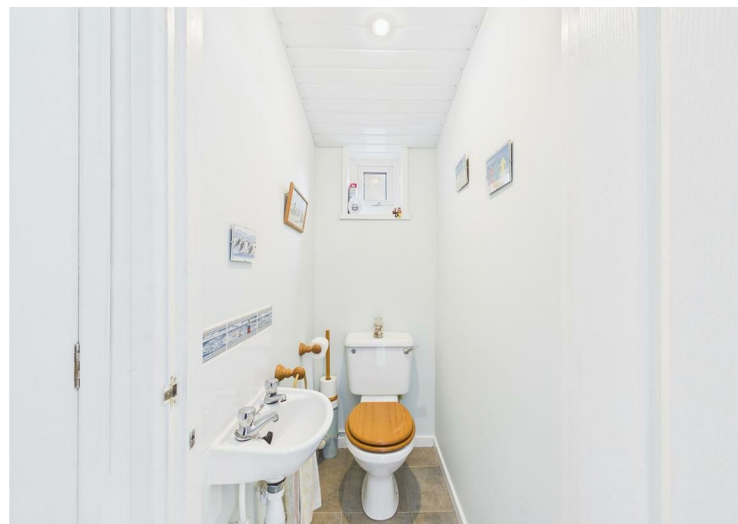
- Detached Traditional Property
- Downstairs Cloakroom & Upstairs Bathroom
- Well-presented Through-out But Does Require A Modern Touch
- Chain Free!
- Viewing By Appointment Only!
- Three Bedrooms
- Lounge & Sun-room
- Corner Plot With Two Driveways, Garage With Electric Door, Lawn and Patio Areas
- Popular Quiet Residential Estate
- EPC RATING D. COUNCIL TAX BAND D.



**£240,000**

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

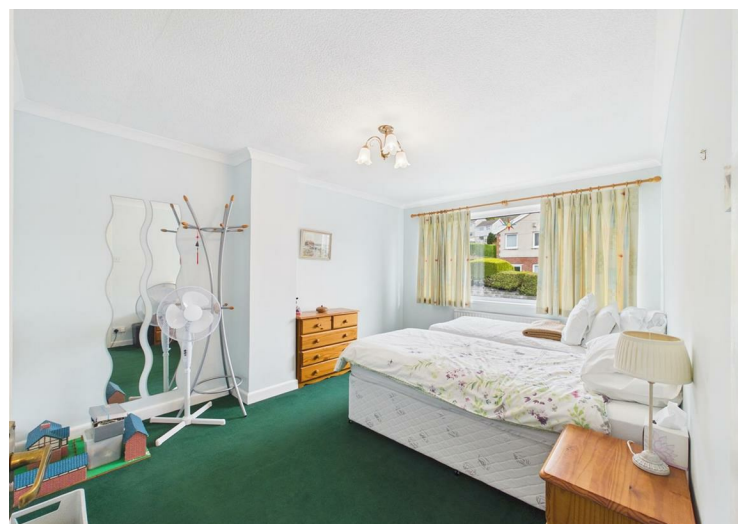




Situated on a corner plot and offers two driveways, we have for sale this three bedroom detached, CHAIN FREE property located in the sought after Dolau Fan Road estate. This well-presented property has been loved by the current vendor for over 20 years and is now looking for the next lucky owner to carry this on. Call us today on 01554 759655 to arrange a viewing! EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, lounge, dining room, kitchen, inner hallway, storage room, cloakroom, sun-room, landing, bathroom and three bedrooms. Externally the property sits on a corner plot with driveway to the front leading to an integral garage with electric garage door. Pretty lawned garden to the front which wraps around the side and continues to the rear with second driveway and a raised patio area.

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.

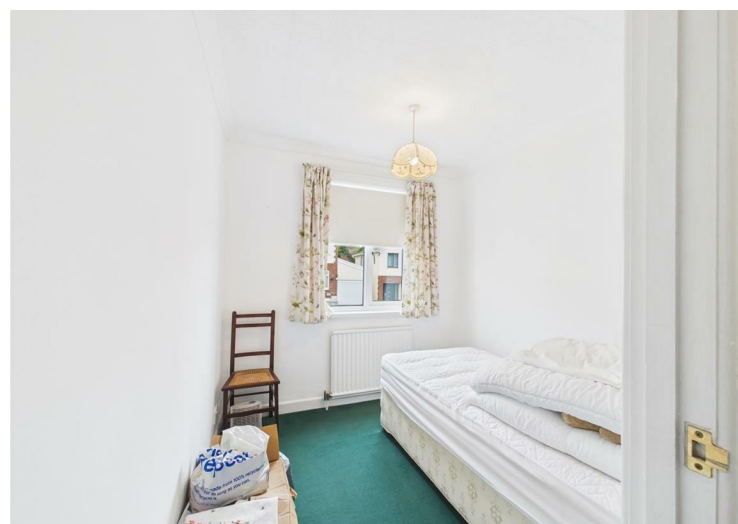


**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\* Traditional property. Mains electric, gas, sewerage and water connected. Council Tax Band D. Electric garage door. The front driveway is a little bit steeper than average driveways. The second driveway is situated at the rear of the property. There are covenants on the land registry, we have a copy on file. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1800 Mpbs), Mobile availability- good coverage with all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

- HALLWAY**
- LOUNGE**
- DINING ROOM**
- KITCHEN**
- INNER HALLWAY**
- STORAGE CUPBOARD**
- CLOAKROOM**
- SUN-ROOM**
- LANDING**

- BATHROOM**
- BEDROOM 1**
- BEDROOM 2**
- BEDROOM 3**
- INTEGRAL GARAGE**



**DIRECTIONS**

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