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

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0225/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

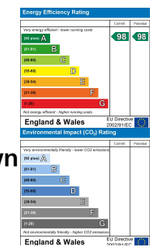
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

187 Dolau Fan Road, Burry Port, Carmarthenshire, SA16 0RG

- Traditionally Built, Detached Bungalow
- One/Two Reception Rooms & Conservatory
- Immaculately Presented Throughout
- Viewing Highly Recommended For Size, Presentation & Location
- Three/Four Double Bedrooms
- Driveway With Ev Charge & Detached Garage
- Commanding Views Of Burry Port Town & Coastline
- EPC RATING A. COUNCIL TAX BAND E.



Offers In The Region Of £435,000

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

The Agent that goes the Extra Mile

Sitting proudly in a highly sought-after residential estate in Burry Port, we have for sale this traditionally built, detached bungalow situated in a cul-de-sac on Dolau Fan Road. This immaculately presented property is an ideal example of a "turn-key" property, both inside and out. A big bonus is the quiet surroundings, with views from every angle, varying from countryside to coast. It features three double bedrooms, with the master having an en-suite, and a spacious lounge with a newly fitted multi-burner stove that leads onto a decked terrace to take in some beautiful views. Call today at 01554 759655 to arrange a viewing so you can also appreciate the size, location, and presentation! EPC RATING A. COUNCIL TAX BAND E.

Accommodation comprises: porch, hallway, lounge, dining room/bedroom 4, kitchen/diner, conservatory, family bathroom, and three bedrooms - the master having an en-suite shower room. Externally, the driveway leads to a detached garage and an electric vehicle (EV) charger. Secure gated access from two directions that leads to a wrap-around level garden featuring three separate lawn areas and a raised decked area.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and excellent 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, lies nearby. In recent years, the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built in 2007, vendors bought off-plan. Mains water, gas, electric and sewerage connected. Council tax band E. There is an EV charger located on the driveway. There are covenants and easements on the title, we a copy on file. Solar panels are privately owned. The road where the bungalow is situated is a private road and there are contributions towards the upkeep, when needed the cost will be split by all homeowners who are on that private road. For this location, according to Offcom, this is the following information: Broadband availability-up to Ultrafast (1800 Mpbs), Mobile availability-All mobile phone networks are available. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

ENTRANCE PORCH

HALLWAY

LOUNGE

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4/DINING ROOM

FAMILY BATHROOM

KITCHEN/DINER

CONSERVATORY

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, follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road making your way into "Burry Port". Keep driving going past a petrol station and speed camera on your left. After the speed camera there is a turning on your right signposted "Dolau Fan Road". Follow the road up and at the right-hand bend follow around and follow the road all the way to the top, the property is situated on the right-hand side of the cul-de-sac, Westview, number 187.

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