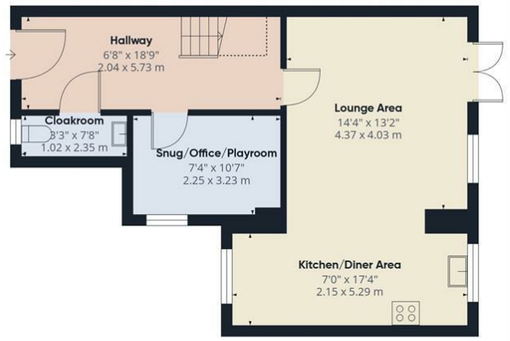


Floor 1



Floor 2



Floor 3

Approximate total area(1)

1024 ft²

95 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

WHAT3WORDS///void.adjusting.scrapping

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

Take on AJS/SC/0826/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,

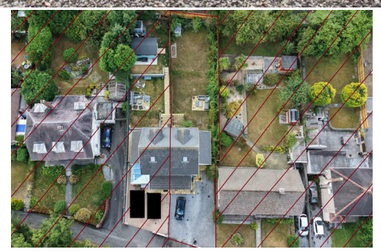
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

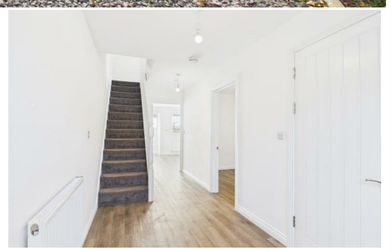
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



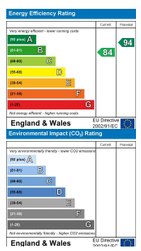






3A Bro Deri, Burry Port, SA16 0BR

- **Traditionally Modern Semi-detached Property**
- **Cloakroom, Bathroom & En-suite**
- **Private No-through Road**
- **EPC RATING B. COUNCIL TAX BAND C.**
- **Three Bedrooms**
- **Off-road Parking & Rear Enclosed Good-sized Garden**
- **Coastal Town Location**



New Price £259,000

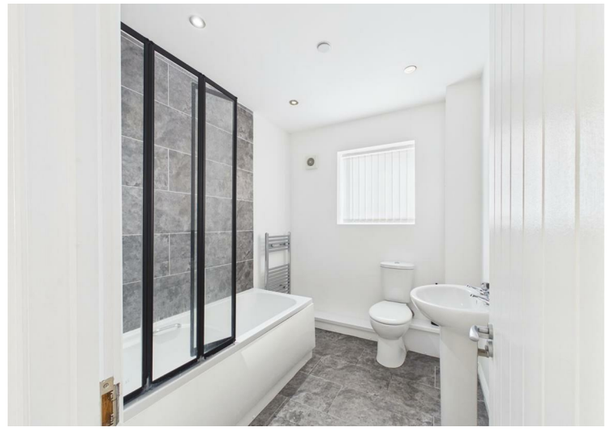
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

The Agent that goes the Extra Mile



















*** UPDATED PHOTOS AND VIRTUAL TOUR! *** Situated in Bro Deri, a private no-through road off Gwscwm Road, Burry Port we have for sale this modern semi-detached property set over three floors . Offering a more contemporary style of modern living with the spacious open-plan lounge/kitchen/diner making this a hub for any family home. Chain-free and ready to view, so call us to arrange a viewing call us on 01554 759655. EPC RATING B. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, cloakroom, snug/office/playroom, open-plan lounge/kitchen/diner, first landing bedroom two and three, bathroom, second landing, bedroom 1 with en-suite shower-room. Externally, gravelled driveway. To the rear, a good-sized garden set over two tiers mainly laid to lawn.

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 because 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. The harbour has recently been redeveloped and offers a view of the stunning Gower Coastline opposite.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band. There are provisions/easements on the title; we have a copy on file. Situated on a priate road, from the information received by the vendor there are no agreements in place for maintenance or costs.. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800Mbps); Mobile availability—Full mobile phone coverage for EE and Three, variable mobile phone coverage for O2 and Vodaphone. Based on the information currently available to the Coal Authority; a mining report is recommended for this property. For this location according to National Resources Wales, the following information is available : Flood risk information for the area around 3A, BRO DERI, BURRY PORT, SA16 0BR. This information is for the area within 10 metres of the address : Medium risk. Flooding from surface water and small watercourses, Risk between 1% and 3.3% chance each year. WHAT3WORDS///void.adjusting.scrapping

HALLWAY

CLOAKROOM

SUNG/OFFICE/STUDY/PLAYROOM

OPEN PLAN LOUNGE/KITCHEN/DINER

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3

SECOND LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM



DIRECTIONS

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