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

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

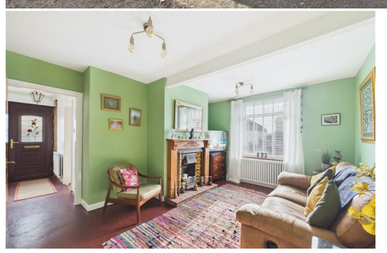
Take-on JHL/SC/0226/OK

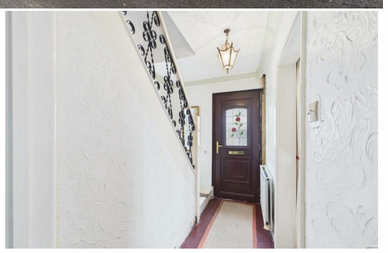
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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





43 Tyle Teg, Burry Port, SA16 0SR

- Semi-detached, Traditional Property
- Three Bedrooms
- Garage & Spacious Driveway
- Popular Established Estate Not Far From Burry Port Harbour
- Two reception Rooms & Extended Kitchen
- Upstairs Disabled Shower-room.
- Had Slight Modernising
- EPC RATING F. COUNCIL TAX BAND B.

£167,500

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

Situated in an established, friendly and quiet residential estate within walking distance of the town centre and all local amenities, we have for sale this semi-detached traditional property. This property has had a little bit of an uplift from the current vendors in places. It is an ideal property if you want to continue modernising or are just happy to decorate to your taste, so viewing is recommended to see for yourselves. A bonus for this property is the off-road parking, an extended kitchen/diner, outbuildings, and the location, which is so close to Burry Port's attractive coastline. Call us today to book your viewing. EPC RATING F. COUNCIL TAX BAND B.

Accommodation comprises: Hallway, sitting/dining room, lounge, kitchen/diner, landing, disabled shower room and three bedrooms. Externally, open-aspect frontage, with ample parking and a driveway to the side leading to a garage. To the rear, an enclosed garden with a patio area and small lawn, a greenhouse, a generous-sized garden shed, an outhouse, an old coal shed, and an outbuilding.

Burry Port is a small harbour town on the outskirts of Llanelli, offering 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, lies 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, electric, gas and sewerage connected—council tax band B. The property has had some modernising in places. —shower room upstairs, which has a disabled shower/wet area. The gas boiler is situated in an outbuilding. The main outbuilding has an asbestos roof. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability —available on all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

SITTING/DINING ROOM

LOUNGE

KITCHEN/DINER

STORAGE CUPBOARD

LANDING

DISABLED SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

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