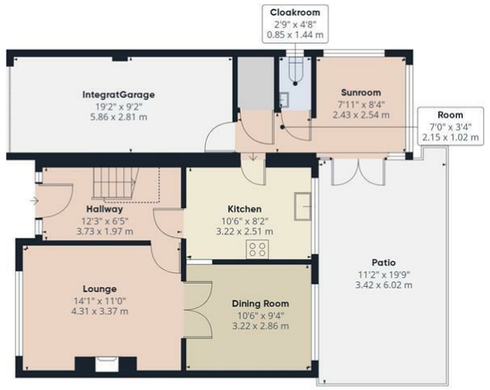


Floor 1

Floor 2

Approximate total area(1)

1140 ft²
106 m²

Balconies and terraces

222 ft²
20.6 m²

Reduced headroom

13 ft²
1.2 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

e 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 'D'

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

Take-on AKF/SC/0226/OK

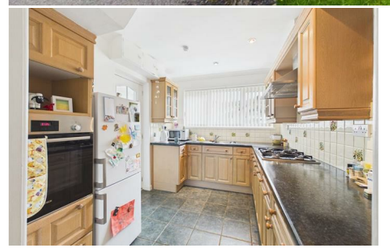
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

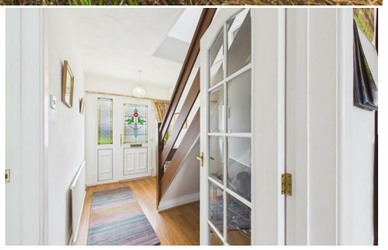
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

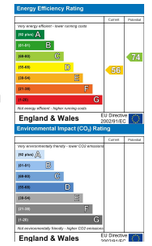
01554 759655
www.westwalesproperties.co.uk





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**
- **Popular Quiet Residential Estate**
- **EPC RATING D. COUNCIL TAX BAND D.**
- **Three Bedrooms**
- **Lounge & Sun-room**
- **Corner Plot With Two Driveways, Garage With Electric Door, Lawn and Patio Areas**
- **Viewing By Appointment Only!**

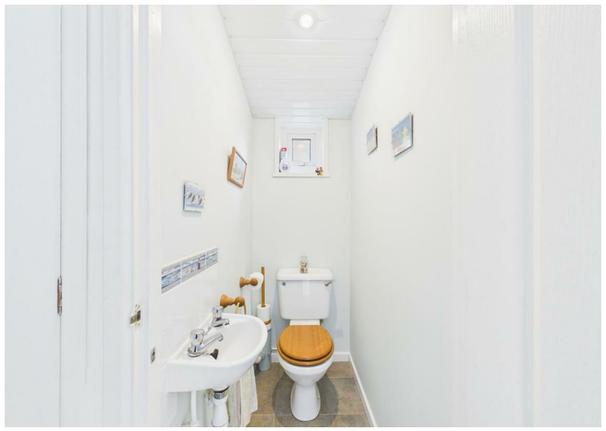


£250,000

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



Situated on a corner plot and offers two driveways, we have for sale this three bedroom detached 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 in our TV channel to view our location videos about the area.