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: We have not checked or tested any of the services or appliances at the property.
TAX: Band G

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

Take on JHL/JHL/0426/DRAFT

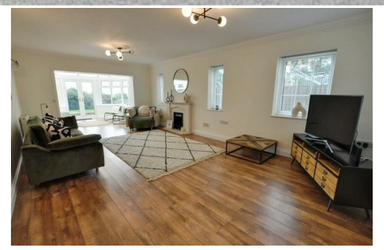
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

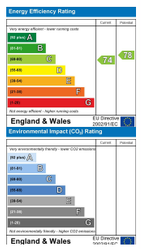
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



4 Plas Newydd, Cwm Ivor Road, Burry Port, Dyfed, SA16 0TA

- **Detached Executive Build Property**
- **Immaculately Presented & Chain-free!**
- **Quiet Select Residential Estate**
- **Coastal Views From Rear Elevation**
- **Electric Charging Point**
- **Cloakroom, Two Bathrooms & Ensuite Shower Room**
- **South Facing Rear Enclosed Garden**
- **Five Bedrooms**
- **Spacious Family Home**
- **EPC Rating C Council Tax Band G**



£465,000

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

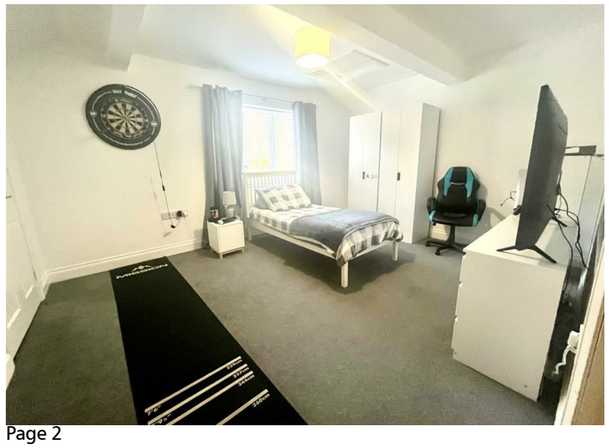
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

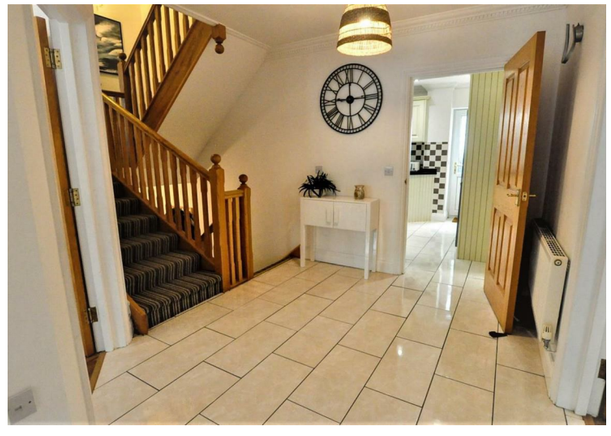
The Agent that goes the Extra Mile

Situated in a sought-after, very small and select residential estate just on the edge of Burry Port, we have for sale this captivating, exceptional DETACHED property that oozes luxury from the moment you step through the front door and an added bonus of being CHAIN-FREE! Immaculately presented and split over four floors, the property is a true example of a family home, with the most spacious and pleasing rooms to accommodate everyone. Beautiful coastal views from the rear elevation, along with a south-facing garden, are among the many perfect features this property offers. Viewing is highly recommended to appreciate the coastal location and the stunning presentation. Call today on 01554 759655. EPC RATING C.

Accommodation comprises: Entrance hall, cloakroom, dining room, lounge into conservatory, kitchen with gorgeous granite worktops, family/sitting room, family bathroom with jacuzzi corner bath, five bedrooms-master with en-suite shower room, second bathroom, integral garage with electric doors and utility. Externally, open-aspect frontage with a driveway and frontage that offers ample parking and an electric car charging point. A rear enclosed garden, mainly laid to level lawn and patio, with a raised decked area.

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 as the place 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,s the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.





..AGENTS VIEWING NOTES

HALLWAY

CLOAKROOM
6'1" x 4'11" (1.86 x 1.52)

DINING ROOM
14'1" x 11'2" (4.3 x 3.42)

LOUNGE
22'9" x 13'5" (6.94 x 4.10)

CONSERVATORY
11'5" x 10'5" (3.49 x 3.18)

KITCHEN
16'10" x 10'11" (5.14 x 3.35)

FAMILY/SITTING ROOM
23'8" x 10'7" (7.22 x 3.24)

FIRST FLOOR LANDING

FAMILY BATHROOM

AIRING CUPBOARD

STORAGE CUPBOARD

BEDROOM ONE
13'6" x 11'4" (4.12 x 3.46)

EN-SUITE SHOWER ROOM

BEDROOM THREE
14'8" x 11'11" (4.49 x 3.64)

BEDROOM FOUR
13'11" x 10'7" (4.26 x 3.24)

BEDROOM FIVE
13'7" x 9'2" (4.16 x 2.80)

SECOND FLOOR LANDING

STORGAE CUPBOARD

BATHROOM

BEDROOM TWO
16'8" x 15'5" (5.09 x 4.72)

LOWER FLOOR

INTEGRAL GARAGE
18'9" x 10'9" (5.73 x 3.29)

UTILITY ROOM
10'7" x 5'5" (3.24 x 1.66)

DIRECTIONS

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