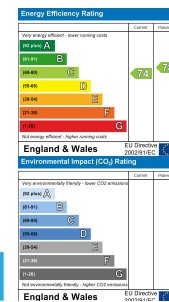


## 4 Plas Newydd, Cwm Ivor Road, Burry Port, Dyfed, SA16 0TA

- 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





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, 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.