

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 'D'

WHAT3WORDS///cakewalk.amazed.basically

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

Take on SC/SC/0926/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,

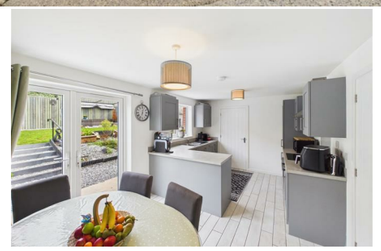
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

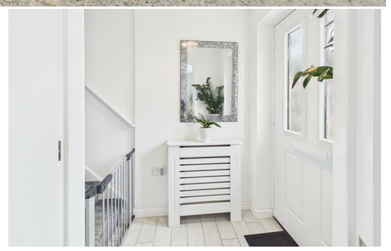
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



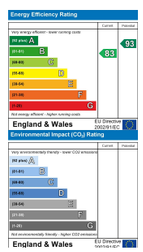






15 Maes Y Cwrt, Pembrey, Burry Port, SA16 0FJ

- **Detached Modern Property & Chain Free!**
- **Cloakroom, Bathroom & En-suite Shower-room**
- **Well-presented Throughout**
- **Distant View Of the Coastline From Front Bedroom**
- **Four Bedrooms**
- **Driveway & Garage**
- **Popular Coastal Village Location**
- **EPC RATING B. COUNCIL TAX BAND D.**



£320,000

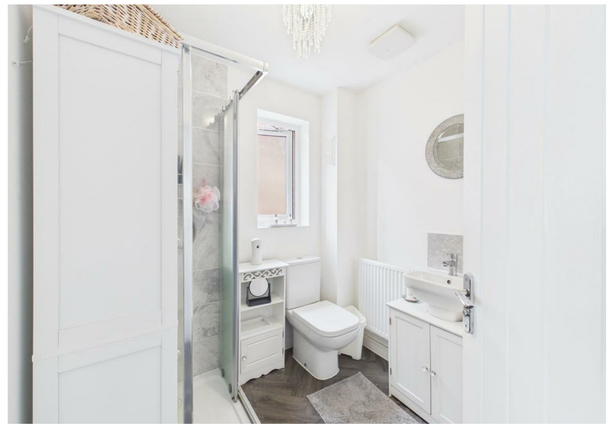
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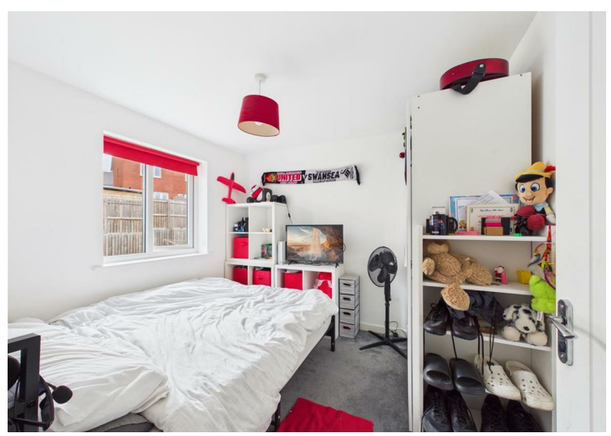
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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The Agent that goes the Extra Mile










*** CHAIN FREE!!! *** Situated in the newly constructed estate of Maes Y Cwrt, Pembrey we have for sale this well-presented four bedroom detached property with a distant view of the coastline from the two front bedrooms. Immaculately presented throughout with tiled floors on the ground floor and plush carpets on the first floor, a spacious cloakroom downstairs and a well-planned kitchen/diner a hub to any family home. Call us today on 01554 759655 to get a viewing booked. EPC RATING B. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, lounge, understairs cupboard, kitchen/breakfast/diner, utility room, cloakroom, landing, bathroom and four bedrooms-with the master bedroom having an en-suite shower room (two front bedrooms has a distant view of the coast). Externally, an open-aspect frontage with driveway for 2 vehicles leading to a garage and the remainder laid with chippings. Secure gated pedestrian access to the side leading to the rear. An enclosed rear garden which offers a mixture of patio, gravelled area with steps leading up to the remainder of the garden which is laid to lawn and a smaller second patio area.

..AGENTS VIEWING NOTES

KEY INFORMATIONBeing sold via a part-exchange company, we have no PIQ on file and some information may be limited. Mains water, gas, electric and sewerage connected. Council tax band E. Can we politely ask that all shoes to be removed before going upstairs. For this location, according to Ofcom, the following information is available: Broad availability - Superfast (50 Mbps). Mobile availability - variable indoor mobile coverage with Three only, good outdoor mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///cakewalk.amazed.basically

HALLWAY

LOUNGE

UNDERSTAIRS CUPBOARD

KITCHEN/BREAKFAST/DINER

UTILITY ROOM

CLOAKROOM

LANDING

BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE



DIRECTIONS

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