

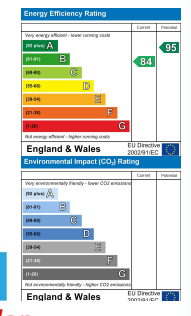


62 Maes Gwdig, Burry Port, SA16 0TJ

- Modern, Semi-detached Property
- Cloakroom, Bathroom & En-suite Shower-room
- Driveway with EV Charger
- Sought After Modern Estate In Coastal Town
- Four Bedrooms
- Views Of The Coastline From the Rear
- Rear Enclosed South-facing Garden
- EPC RATING B. COUNCIL TAX BAND TBC

Price £250,000

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



We would respectfully ask you to call our office before you view this property internally or externally.

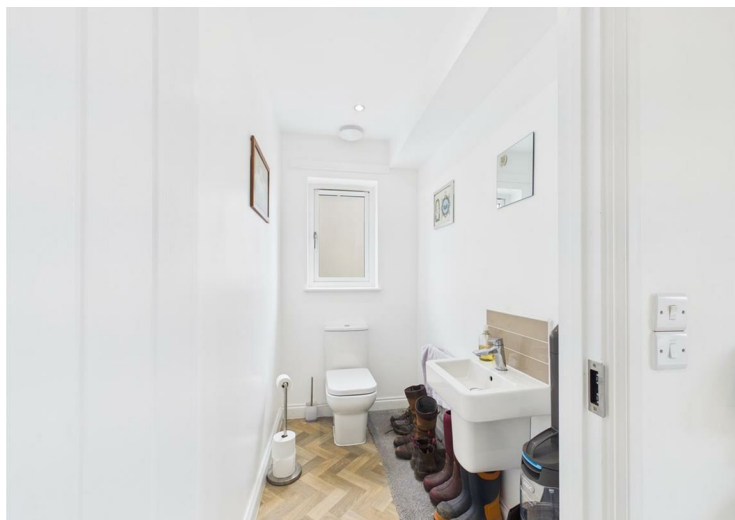
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'TBC'

WHAT3WORDS://singled.chaos.sunk
*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0626/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,

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Situated on the fresh and modern estate of Maes Gwdig with a panoramic view of the coastline to the rear, we are pleased to offer this four bedroom, semi-detached property with an added bonus of having an EV charger a must for all electric-car owners. The current owners have owned the property from new and is now looking for the next owner to enjoy. This property makes an ideal family home for modern living and situated in the beautiful coastal town of Burry Port.

Accommodation comprises : Hallway, lounge, spacious kitchen/diner, cloakroom, utility cupboard, storage cupboard, landing, second storage cupboard, bathroom and four bedrooms - master with en-suite shower room. Externally, open aspect frontage with driveway to the side and EV charger. To the rear an enclosed garden with secure pedestrian access to the side leading to the driveway. The rear garden is perfectly positioned to enjoy the views from the raised decked area and the remainder laid to small lawn.

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 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 lie nearby. The harbour has recently been redeveloped and offers a view of the stunning Gower Coastline opposite.

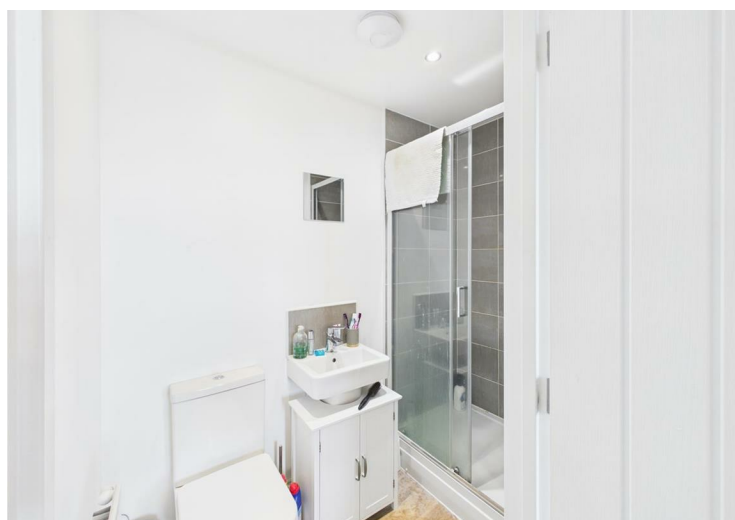
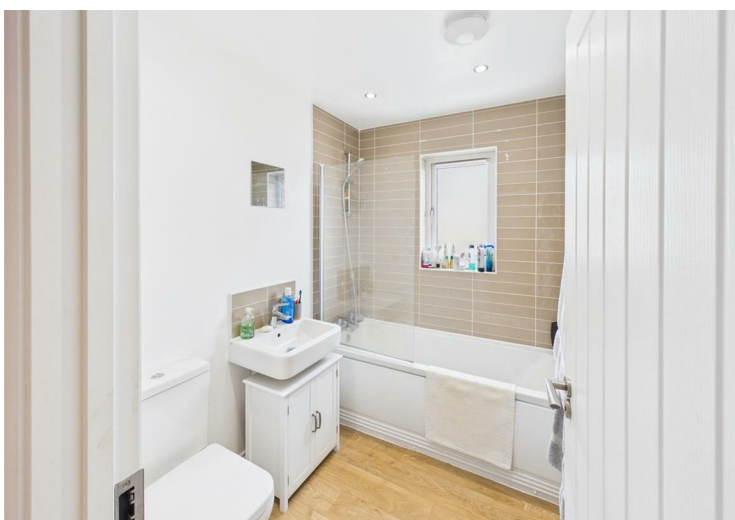


..AGENTS VIEWING NOTES

- HALLWAY**
- LOUNGE**
- KITCHEN/DINER**
- CLOAKROOM**
- STORAGE CUPBOARD**
- UTILITY CUPBOARD**
- LANDING**
- STORAGE CUPBOARD**

BATHROOM

- BEDROOM 1**
- EN-SUITE SHOWER ROOM**
- BEDROOM 2**
- BEDROOM 3**
- BEDROOM 4**



DIRECTIONS

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