



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 water, electric, gas and sewerage. We have not checked or tested any of the services or appliances at the property.

**TAX:** Band 'B'

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/0924/OK

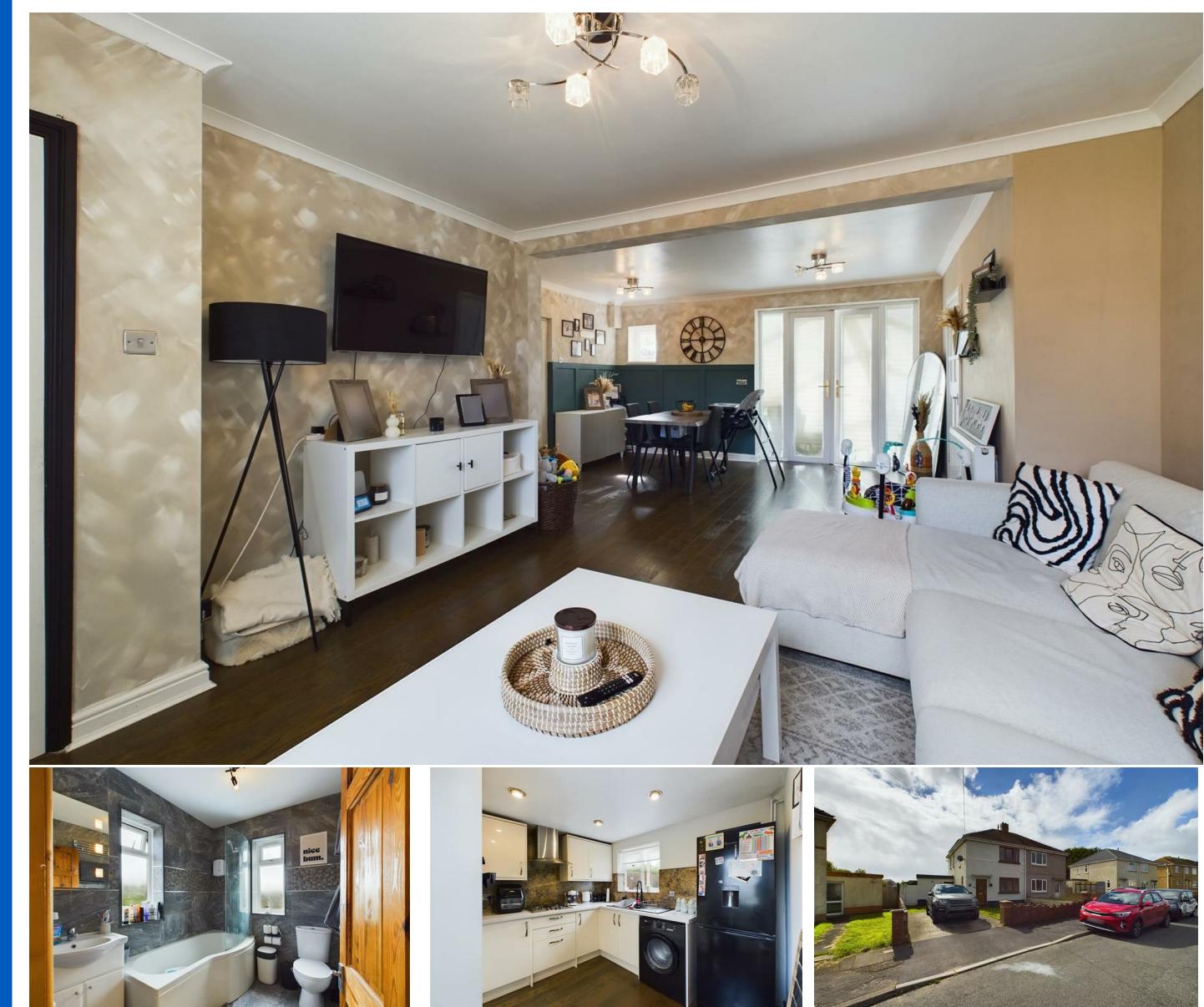
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

TELEPHONE: 01554 759655



## 16 Brynymor, Burry Port, Carmarthenshire, SA16 0LA

- Traditional, Semi-detached Property
- Spacious Lounge/Diner & Sunroom
- Immaculately Presented
- Popular Harbour Town Location
- Viewing Highly Recommended
- Two Double Bedrooms
- South-facing Rear Enclosed Spacious Garden
- Off-road Parking
- Ideal FTB
- EPC RATING B. COUNCIL TAX BAND B

**Fixed Asking Price £160,000**

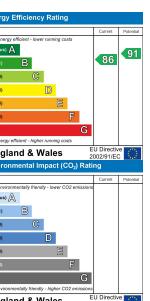
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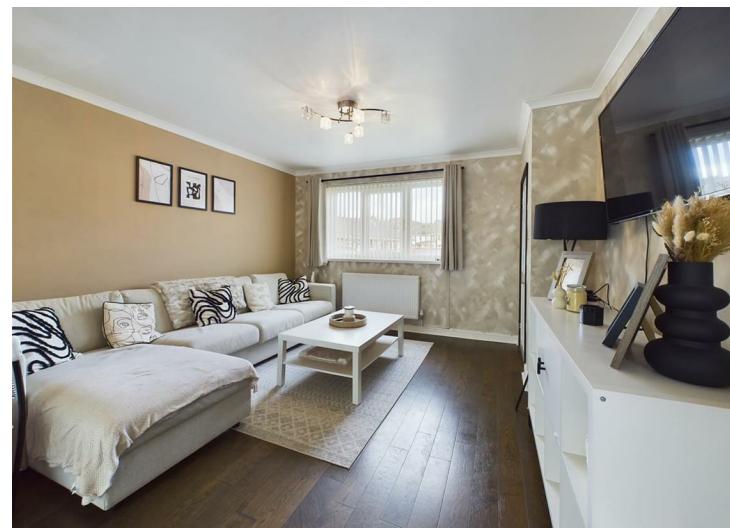


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***The Agent that goes the Extra Mile***





#### **..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\* Traditionally built, ex-local authority property. Mains gas, water, electric and sewerage connected. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- Full coverage with O2, Vodafone and EE, limited Three mobile network. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is a restrictive covenant on the title, which states any potential purchasers have lived or worked in Carmarthenshire for the last 3 years. Solar panels on the rear roof are privately owned. Main railway line runs to the rear of the property. WHAT3WORDS: //garlic.pianists.indoor

#### **HALLWAY**

#### **LOUNGE AREA**

#### **DINING AREA**

#### **SUNROOM**

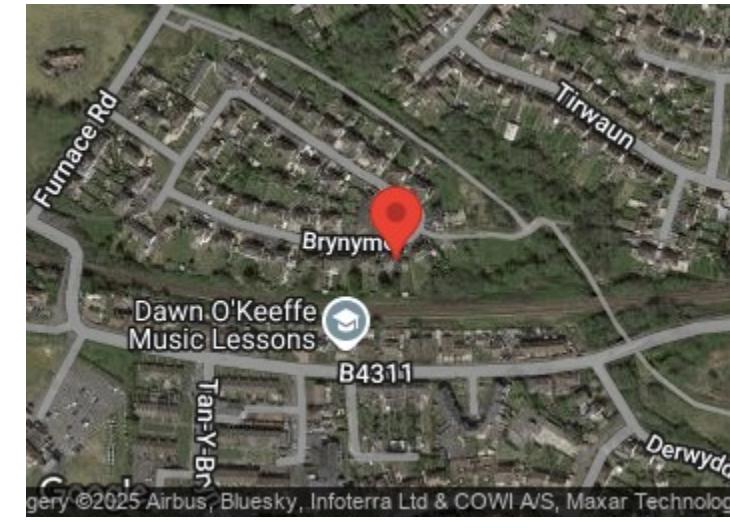
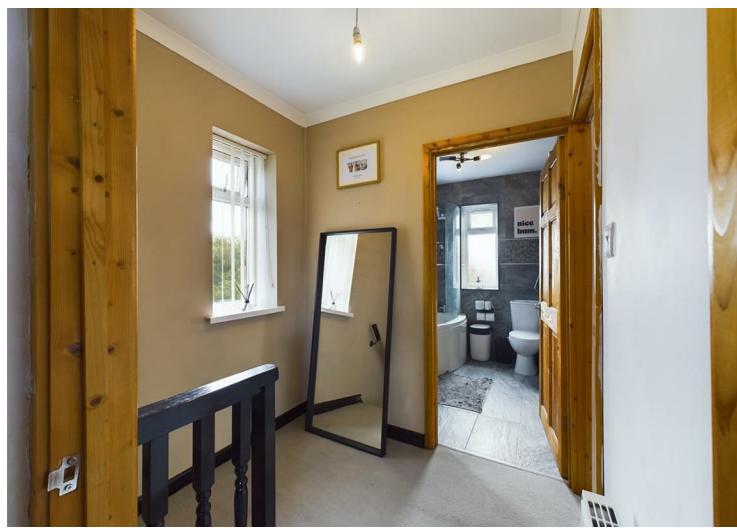
#### **KITCHEN**

#### **LANDING**

#### **BATHROOM**

#### **BEDROOM 1**

#### **BEDROOM 2**



#### **DIRECTIONS**

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left driving, travel a few more minutes down the road passing CK's on your right, carry on travelling down the road coming out of Burry Port, take the turning on your left signposted "Ashburnham Golf Course". Follow the road going over a little humpback bridge, take the turning on your left signposted "Bryn Illtyd leading to Brynmor". At the junction turn left and follow the road around and the property is situated on the left, number 16. WHAT3WORDS: //garlic.pianists.indoor  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.