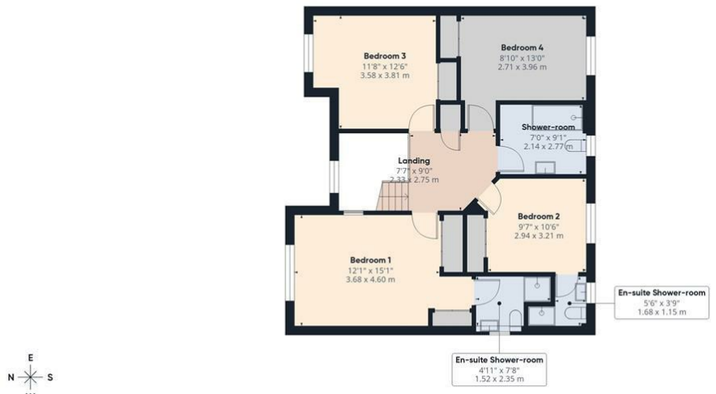
Floor 1



Floor 2

Approximate total area(1)

1709 ft²

158.6 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'F'

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

Take-on AKF/SC/0226/OK

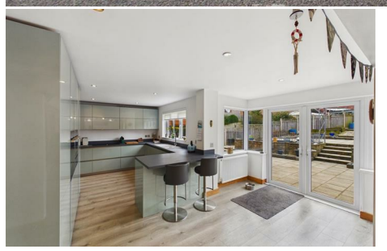
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

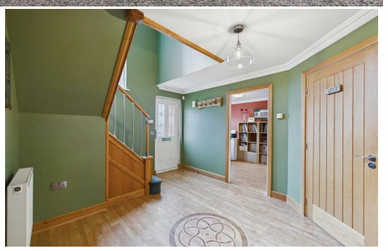
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

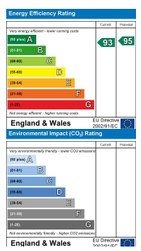
01554 759655
www.westwalesproperties.co.uk





3 Golwg-Y-Tywyn, Burry Port, SA16 0FY

- **Detached Spacious Timber-framed Property**
- **Four Double Bedrooms**
- **Immaculately Presented Through-out**
- **South-facing Rear Garden**
- **EPC RATING A. COUNCIL TAX BAND F.**
- **Two Reception Rooms**
- **Cloakroom, Shower-room & Two En-suites**
- **Driveway & Garage**
- **Privately Owned Solar Panels**



£450,000

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

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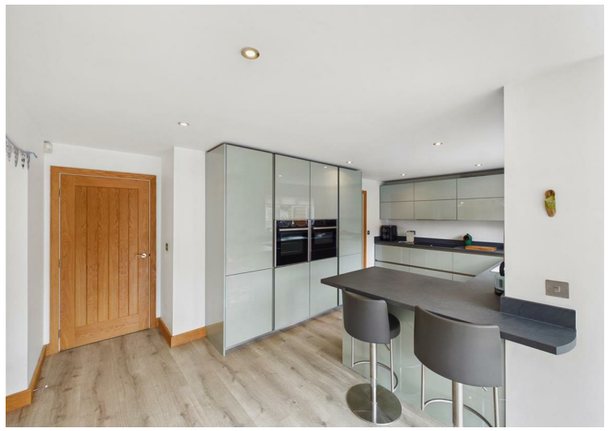
The Agent that goes the Extra Mile



Situated in a prime "go-to" estate in the very popular harbour town of Burry Port, we have immense pleasure in offering for sale this immaculately presented, four-double bedroomed detached home with a south-facing rear garden. A fantastic example of spacious family home, "turn key" and ready to welcome all you lucky purchaser's. The well-presented kerb appeal and a modern interior this superior property has everything for all the family. Viewing is highly recommend for you to appreciate the size, location and presentation, so call us today on 01554 759655. EPC RATING A. COUNCIL TAX BAND F.

Accommodation comprises : Spacious entrance hall, office/study/snug, cloakroom, storage cupboard, spacious kitchen/breakfast/diner with a fantastic and well-presented fitted kitchen with all modern appliances, utility room, landing, shower room and four double bedrooms-all have fitted wardrobes and two have an en-suite. Externally, an open-aspect frontage with decorative gravel, lawn and driveway which leads to a garage. To the rear, a well-presented low-maintenance and manageable tiered south-facing garden set over three levels of patio areas, and a pergola benched seating area at the top of the garden for you to look over your garden and enjoy, wooden garden shed and large wooden outbuilding.

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

ENTRANCE HALL

OFFICE/STUDY/SNUG

CLOAKROOM

STORAGE CUPBOARD

KITHCEN/BREAKFAST & DINING ROOM

UTILITY ROOM

LOUNGE

LANDING

SHOWER ROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

EN-SUITE SHOWER ROOM

BEDROOM 3

BEDROOM 4

DIRECTIONS

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