

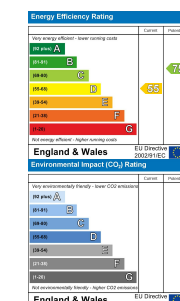


130 Elkington Road, Burry Port, Carmarthenshire, SA16 0AD

- Detached Elevated Bungalow
- Lounge with Distant View of Coastline
- Converted Garage on Ground Floor
- Popular Harbour Town Location
- Viewing an Absolute Must!
- Two Bedroom
- Immaculately Presented Throughout
- Distant Coastal View
- Charming South-west Facing Gardens
- EPC RATING D

Price £225,000

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: We have not checked or tested any of the services or appliances at the property.

TAX: Band C

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @VWVProps

Take on RLM/SC/0722/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.

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OFFER IN THE REGION OF...! We love unique properties here at West Wales Properties and this one certainly comes under this category. Situated in Elkington Road, Burry Port a popular harbour town and a firm favorite amongst everyone this ELEVATED DETACHED BUNGALOW absolutely stands out from the rest of the properties. Immaculately presented internally as well as externally, organise a viewing today to see just exactly what this property offers you behind the doors. EPC RATING D.

First Floor comprises of : Hallway, lounge, dining room/bedroom, bedroom, bathroom and kitchen. Ground floor was originally a garage but has now been utilised into two reception room, cloakroom, kitchen and a lounge/bedroom area. (Please note no planning has been obtained). Externally, off-road parking, enclosed garden to the front laid to lawn and the remainder of the garden to the rear and side is enclosed and laid to patio and lawned area.

Burry Port is a small harbor town on the outskirts of Llanelli that offers all local amenities and good transport links. Burry Port is well-known to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows sand dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. In recent years the harbor has been redeveloped and offers a view of the stunning Gower Coastline opposite.



HALLWAY

KITCHEN

W.C.

LOUNGE

12'9" (max) x 5'5" (max) (3.902 (max) x 1.653 (max))

6'6" (max) x 5'7" (max) (1.984 (max) x 1.726 (max))

12'6" (max) x 11'3" (max) (3.822 (max) x 3.433 (max))

COVERED PORCH

BAR

DINING ROOM/BEDROOM 2

GROUND FLOOR

14'3" (max) x 10'1" (max) (4.368 (max) x 3.074 (max))

11'11" (max) x 10'8" (max) (3.638 (max) x 3.274 (max))

SITTING ROOM

COCKTAIL LOUNGE

BEDROOM 1

16'10" (max) x 12'8" (max) (5.131 (max) x 3.878 (max))

14'3" (max) x 10'1" (max) (4.368 (max) x 3.074 (max))

11'8" (max) x 9'0" (max) (3.557 (max) x 2.759 (max))

KITCHEN

BATHROOM

7'0" (max) x 6'5" (max) (2.152 (max) x 1.979 (max))

8'5" x 4'11" (2.580 x 1.521)



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 keep on the road and follow the road going up a hill. At the top of the hill take the turning on your left signposted "Stepney Road". Directly after you take this turning take the first turning on your right signposted "Elkington Road". Follow this road until you get to number 130 situated on the left.

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