

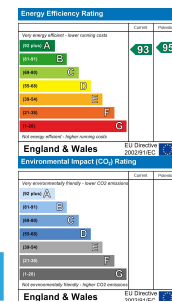


### 3 Golwg-Y-Tywyn, Burry Port, SA16 0FY

- 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





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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.