

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 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take-on RLM/SC/0322/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.

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

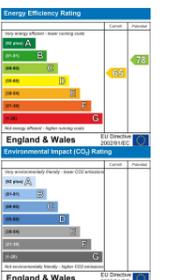
22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



### 54 Silver Terrace, Burry Port, Carmarthenshire, SA16 0NA

- Semi-detached Property
- Downstairs Shower-room & Upstairs Bathroom
- Well-presented Inside & Out
- Prime Coastal Village Location
- Viewing is a MUST!
- Three Bedrooms
- Extended & Spacious
- Enclosed Front & Rear Garden
- Walking Distance to Burry Port Harbor
- EPC RATING D



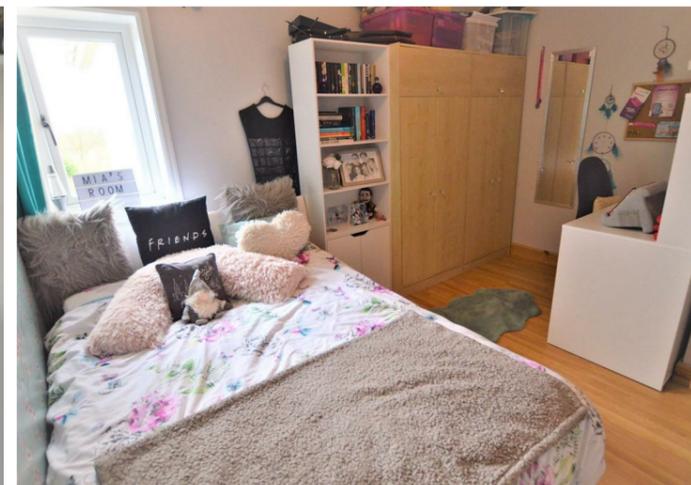
**Offers In Excess Of £180,000**

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**The Agent that goes the Extra Mile**



A must view property has made it's way onto the market with us at West Wales Properties and situated in the charming harbour town of Burry Port. Located in a quiet no-through street within short walking distance of the beautiful harbour this three bedroom, extended semi-detached property is immaculately presented throughout and offers the lucky purchaser spacious living accommodation along with a downstairs shower room and upstairs bathroom. EPC RATING D.

Accommodation comprises of : Hall, lounge, dining room, spacious kitchen/diner, downstairs shower room, upstairs bathroom and three bedrooms. Externally, charming low-maintenance enclosed frontage with gated access to the rear garden. South-westerly rear garden which comprises of : a mixture of astro lawn and patio area, covered garden room and block-built 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 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 harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.



**HALL**

**LOUNGE**

13'2" (max) x 12'10" (max) (4.037 (max) x 3.913 (max) )

**DINING ROOM**

12'3" (max) x 9'7" (max) (3.736 (max) x 2.935 (max) )

**SHOWER ROOM**

8'5" x 4'9" (2.589 x 1.463)

**KITCHEN/DINER**

14'7" (max) x 11'10" (max) (4.463 (max) x 3.630 (max))

**FIRST FLOOR-LANDING**

**BATHROOM**

8'10" x 6'1" (2.698 x 1.871)

**BEDROOM 1**

15'8" (max) x 10'4" (max) (4.799 (max) x 3.166 (max) )

**BEDROOM 2**

11'11" (max) x 10'3" (max) (3.644 (max) x 3.132 (max) )

**BEDROOM 3**

12'0" x 7'3" (3.664 x 2.222)



**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 first turning off signposted "Town Center/Harbour" and follow the road and roundabouts. At the fourth roundabout take the third turning off and follow the road taking the first turning off on your right signposted "Silver Terrace". The property is situated on the right-hand side of the street.

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