



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

TAX: Band 'D'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON AKF/SC/0425/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



21 Elkington Road, Burry Port, Carmarthenshire, SA16 0AA

- Traditional, Semi-detached, Wrap-around House
- Three Bedrooms & Loft Room
- Two Reception Rooms
- Front & Rear Gardens
- Chain-free
- EPC RATING D. COUCIL TAX BAND D.
- Downstairs Cloakroom & Upstairs Family Bathroom
- Garage To The Rear
- Requires Updating

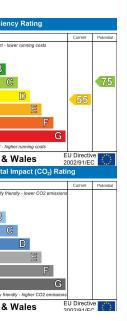
£225,000

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The Agent that goes the Extra Mile





Situated on Elkington Road where you have a mixture of houses and bungalows, we here at West Wales Properties are pleased to welcome to the market this traditionally built, semi-detached property for sale. Spanning over four generations and 100 years in the same family, this wrap-around home is now looking for a new family to share years of happy memories. Chain-free and needing some TLC in places this property is an ideal family home that sits pretty and proud. Call us today on 01554 759655 to get your slot booked in. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Entrance hall, cloakroom, inner hallway, lounge/diner, kitchen/diner, sitting room, wrap-around landing, family bathroom, three bedrooms and a loft room with a sea view! Externally, to the front an enclosed garden mainly laid to lawn with secure gated pedestrian access to the side leading to a rear garden. To the rear, an enclosed garden mainly laid to lawn with patio area and garage with rear lane access.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. It is well-known because Amelia Earhart landed there 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

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band B. There are covenants on the title, we have a copy on file. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability-full mobile coverage for EE and O2, limited phone coverage for Three and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property

ENTRANCE HALL

CLOAKROOM

INNER HALLWAY

LOUNGE/DINER

KITCHEN/DINER

SITTING ROOM

LANDING

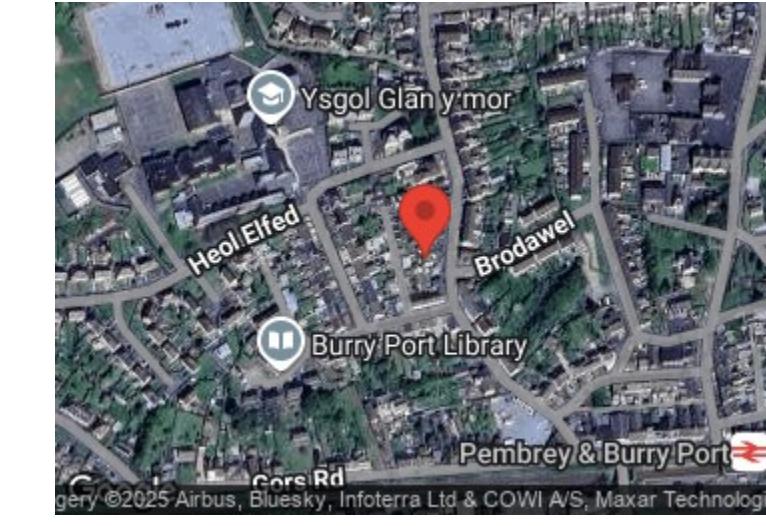
BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

LOFT ROOM



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 the road down and the property is situated on your right, number 21.

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