



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

• Traditional, Semi-detached, Wrap-around • Three Bedrooms & Loft Room House

• Two Reception Rooms

• Front & Rear Gardens

• Chain-free

• EPC RATING D. COUCIL TAX BAND D.

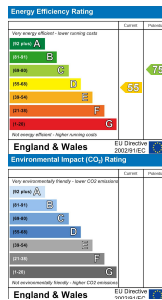
• Downstairs Cloakroom & Upstairs Family Bathroom

• Garage To The Rear

• Requires Updating

£225,000

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





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.