



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 'B'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

TAKE ON AKF/SC0425/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

01554 759655
www.westwalesproperties.co.uk



Eros, 3 Elkington Road, Burry Port, Carmarthenshire, SA16 0AA

- Traditional, Semi-detached Property
- Three Bedrooms
- Driveway For Off-road Parking
- Chain Free!
- EPC RATING E COUNCIL TAX BAND B
- Two Reception Rooms
- Upstairs Shower-room
- Larger Than Average Rear Garden
- Close to Burry Port Town Centre

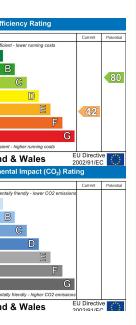
£235,000

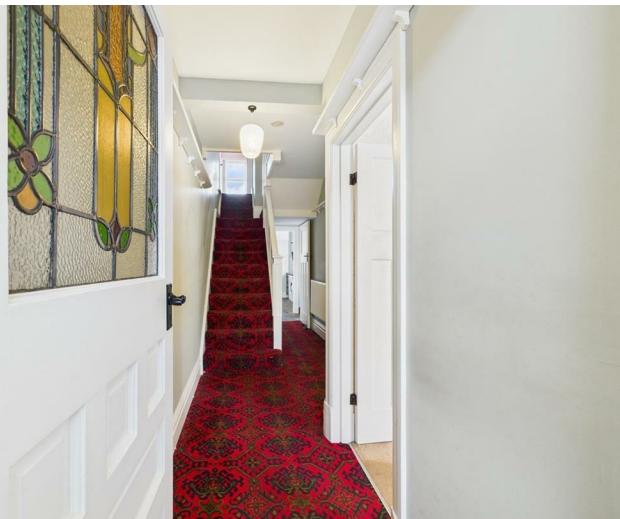
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The Agent that goes the Extra Mile





..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band B. Driveway to the side. Total plot size is 0.17 of an acre (Measured 2/4/25 Promap). 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. No land registry title, the property has not been registered with LR, the application will be made via the purchaser during the conveyancing.

VESTIBULE

HALLWAY

LOUNGE

SITTING ROOM

REAR HALLWAY

KITCHEN/DINER

LANDING

SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

OUTHOUSE

OUTBUILDING 1

OUTBUILDING 2

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 3.



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