

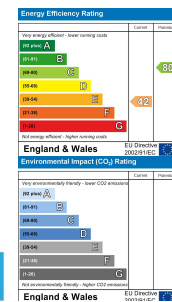


Eros, 3 Elkington Road, Burry Port, Carmarthenshire, SA16 0AA

- 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

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





Situated just a short stroll to Burry Port town centre, we are pleased to present to all you lucky buyers number 3 Elkington Road. Chain-free and ready to view, this traditional semi-detached property has been a well-loved family home for over 50 years and has been standing proud since 1866. Offering two reception rooms and a larger than average garden what more could you want? Parking, yes, it also has off-road parking! Call today to arrange a viewing on 01554 759655. EPC RATING E COUNCIL TAX BAND B.

Accommodation comprises : Vestibule, hallway, lounge, sitting room, rear hallway, kitchen/diner, landing shower-room and three bedrooms. Externally, to the front and enclosed low-maintenance frontage, driveway to the side leading to the rear garden. A good size rear garden which measures approx. , comprises of : Outhouse, two outbuildings, patio areas and then the remainder is laid to level-lawn.

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. 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.