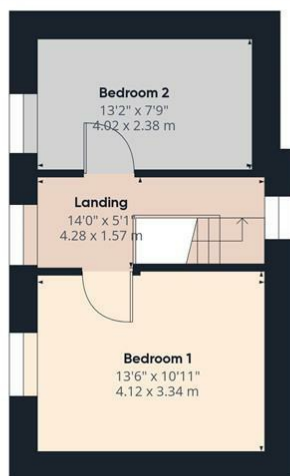


Floor 1



Floor 2



Approximate total area¹⁾
784.53 ft²
72.88 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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 water, sewerage, electric and gas connected

TAX: Band B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

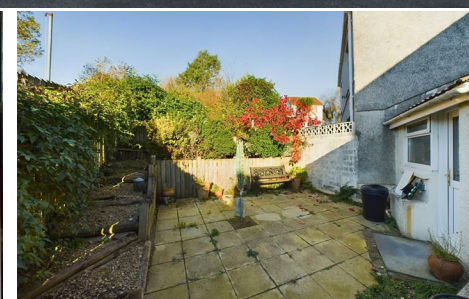
TAKE ON JHL/SC/1123/OK

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

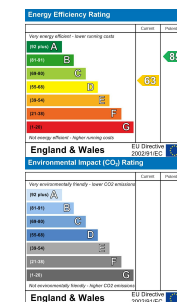


4 Dandorlan Road, Burry Port, Carmarthenshire, SA16 0RA

- Semi-detached Stone-fronted Cottage
- Two Reception Rooms
- Chain Free
- Popular Harbour Town Location
- EPC RATING D. COUNCIL TAX BAND B.
- Two Double Bedrooms
- Downstairs Shower Room
- Enclosed Rear Garden Set Over Three Tiers
- On-street Parking

£145,000

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

The Agent that goes the Extra Mile





A charming stone, double-fronted SEMI-DETACHED Cottage has graced the scene with us here at West Wales Properties, CHAIN-FREE and ready to welcome you all to view. Situated on a quieter street in the popular harbour town of Burry Port, this property has a charming rear garden that spreads over three tiers, offering a mixture of patio and lawn. Boasting TWO reception rooms and two DOUBLE bedrooms, this likeable cottage may be the one for you. Call now to secure your booking on 01554 759655. EPC RATING D.

Accommodation comprises a hallway, two reception rooms, a kitchen/breakfast room, a shower room and two double bedrooms—externally enclosed low-maintenance frontage. To the rear, an enclosed garden is set over three tiers: a patio and two lawned sections.



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 because Amelia Earhart landed 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*On-street parking, steps leading up to the property, Asbestos roof over bathroom. Garden spread over three tiers with steps. Shared access to the side.**

HALLWAY

SITTING ROOM
12'10" x 9'11" (3.93 x 3.03)

LOUNGE
13'4" (max) x 10'7" (max)
(4.08 (max) x 3.23 (max))

KITCHEN/BREAKFAST ROOM
9'4" (max) x 8'11" (max)
(2.86 (max) x 2.72 (max))

SHOWER ROOM
8'10" (max) x 6'6" 85'3"
(max) (2.71 (max) x 2 26
(max))

LANDING

BEDROOM 1
13'6" x 10'11" (4.12 x 3.34)

BEDROOM 2
13'2" x 7'9" (4.02 x 2.38)



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 as you go past the "Pemberton" there is a turning on your right signposted "Dandorlan Road". Turn here and the property is situated on your left, number 4.

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