



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: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on AJS/SC/1223/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

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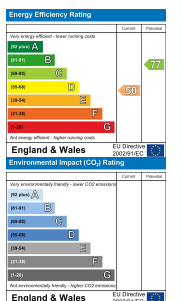


48 Pencoed Road, Burry Port, Carmarthenshire, SA16 0PW

- Semi-detached Traditional Property
- Spacious Living Accommodation
- Spacious Rear Garden with Off-road Parking
- Popular Coastal Town Location
- Viewing Highly Recommended
- Three Double Bedrooms & Loft Room
- Cloakroom & Family Bathroom
- Views From Rear Elevation
- Ideal Family Home
- EPC RATING E

Price £229,950

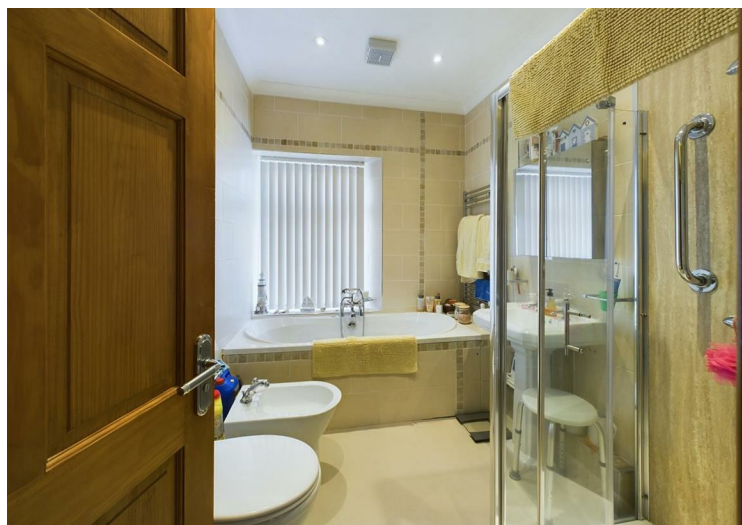
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The Agent that goes the Extra Mile





A traditional semi-detached property has made an appearance with us here at West Wales Properties in the popular harbour town of Burry Port. An ideal example of a modern family home with one of the most versatile kitchen/family/diners that offers oodles of kitchen space and more. Boasting three DOUBLE bedrooms and loft room along with a downstairs cloakroom and upstairs FIVE piece family bathroom the property is a MUST VIEW on our list. This property also offers panoramic views over Burry Port and the coastline from the rear bedrooms and off-road parking to the rear of the garden. Don't delay, book today on 01554 759655! EPC RATING E.

Accommodation comprises of: Vestibule, hallway, lounge/diner with log-burner, spacious kitchen/diner/family room, cloakroom, three double bedrooms, family bathroom and loft room. Externally, front enclosed pleasant forecourt. To the rear good-size rear garden which offers elevated decked area and the remainder laid to lawn, several outbuildings and off-road parking.

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 to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows sand dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. In recent years the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.

VESTIBULE

3'5" x 3'1" (1.05 x 0.95)

FAMILY BATHROOM

8'9" x 6'9" (2.69 x 2.07)

*** VIEWING INFORMATION*** Situated on a one-way street, parking is at the rear and accessed via "Caedolau". Fixed stairs to the loft. Asbestos roof on outbuilding with steel roof sheeting over.

HALLWAY

LOUNGE

27'10" x 13'8" (8.48m" x 4.17m")

BEDROOM 1

11'9" (max) x 11'4" (max) (3.60 (max) x 3.47 (max))

BEDROOM 2

11'3" x 10'6" (3.45 x 3.22)

OPEN-PLAN KITCHEN/DINER/FAMILY ROOM
27'8" (max) x 11'0" (max) (8.44 (max) x 3.36 (max))

BEDROOM 3

10'9" x 10'11" (3.28m" x 3.33m')

CLOAKROOM

6'1" (max) x 2'7" (max) (1.87 (max) x 0.79 (max))

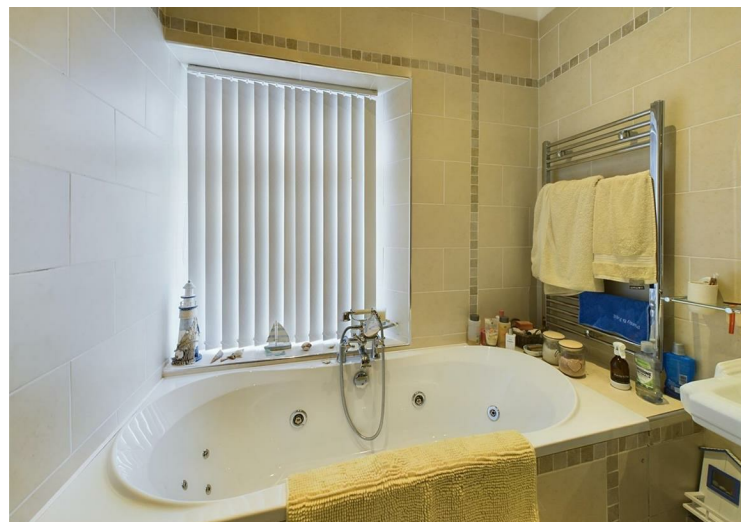
SECOND LANDING

LOFT ROOM

14'7" x 11'9" (4.47 x 3.60)

LANDING

AGENTS VIEWING NOTES



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 taking the second turning on your left signposted "Pencoed Road". Follow the road down and the property is situated on your left just past the Catholic Church car-park.

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