

Floor 1

- Utility Room: 3'0" x 4'3" (1.54 x 1.31 m)
- Terrace: 20'2" x 13'2" (6.30 x 4.02 m)
- Bath: 8'10" x 6'10" (2.72 x 2.08 m)
- Hallway: 4'11" x 2'3" (1.52 x 0.70 m)
- Kitchen: 6'6" x 4'3" (2.55 x 4.37 m)
- Lounge: 9'11" x 15'3" (3.03 x 4.64 m)
- Sitting Room: 8'7" x 13'3" (2.64 x 4.04 m)
- Dining Room: 9'11" x 8'10" (3.04 x 2.71 m)
- Hallway: 3'1" x 6'6" (0.94 x 1.99 m)

Floor 2

- Bedroom 2: 8'5" x 12'2" (2.55 x 4.03 m)
- Bedroom 1: 8'5" x 12'2" (2.55 x 4.03 m)
- Landing: 5'1" x 5'0" (1.57 x 1.52 m)
- Storage Room: 9'2" x 4'0" (2.81 x 1.22 m)

Approximate total area⁽¹⁾
872.97 ft²
81.1 m²

(1) 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.

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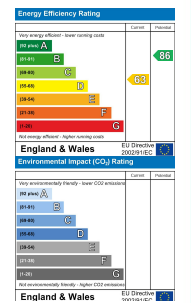


18 Seaview Terrace, Burry Port, Carmarthenshire, SA16 0EN

- Semi-detached Traditional Property
- Two reception Rooms & Dining Room
- Immaculately Presented
- Chain Free
- One to View
- Two Double Bedrooms
- Downstairs Bathroom
- Harbour Town Location With Views
- Front & Rear Gardens
- EPC RATING D. COUNCIL TAX BAND B.

£226,000

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



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, gas, electric and sewerage. We have not checked or tested any of the services or appliances at the property.

TAX: Band D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0524/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



We have pleasure in offering for sale this semi detached, two bedroom property. Known by the vendors as Golwyg Y Mor (Seaview), the property has uninterrupted coastal sea views and is in close walking distance of the beach. Situated on Seaview Terrace in the charming coastal town of Burry Port that offers a lot of local amenities on your doorstep to enjoy. This charming property shows off a log-burner and some lovely original features and is a perfect "turn-key" example, and an added bonus for the lucky purchaser, CHAIN-FREE! Call us today on 01554 759655. EPC RATING D.

Accommodation comprises: Hallway, sitting room, lounge, dining room, inner hallway, utility room, bathroom and kitchen to the ground floor. To the second floor, two double bedrooms and a storage cupboard. Externally to the front, beautifully presented frontage with an array of colourful mature shrubs, fruit trees and patio area. To the rear, a low maintenance rear enclosed patio, a small decked area and brick-built shed.

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.



..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built. Mains gas, water, electric and sewerage connected. The property is located close to the newly built Co-op. Main railway line is situated behind the property For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability-Full EE coverage, limited data for Three and O2, limited voice and data with Vodaphone. From the information currently available to the Coal Authority, a mining report is recommended for this property.

SITTING ROOM

13'3" (max) x 8'7" (max) (4.04 (max) x 2.64 (max))

LOUNGE

13'3" (max) x 9'11" (max) (4.04 (max) x 3.03 (max))

DINING ROOM

9'11" x 8'10" (3.04 x 2.71)

KITCHEN

14'4" (max) x 8'4" (max) (4.37 (max) x 2.55 (max))

BATHROOM

8'11" (max) x 6'9" (max) (2.72 (max) x 2.08 (max))

LANDING

BEDROOM 1

13'1" (max) x 8'3" (max) (4.01 (max) x 2.53 (max))

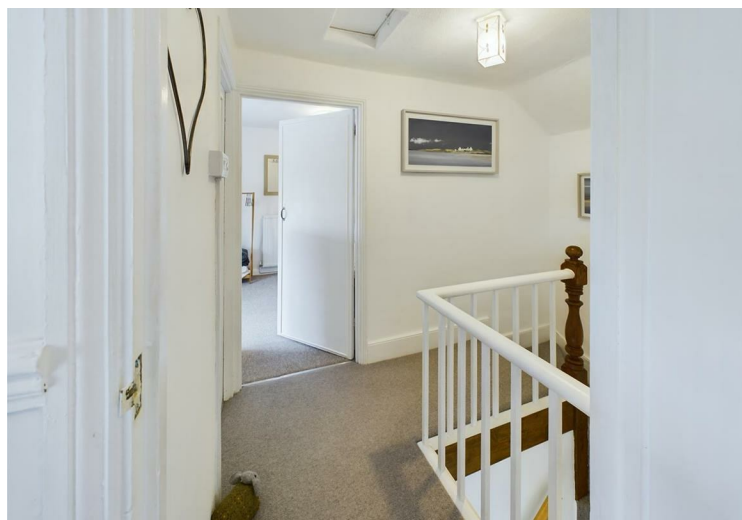
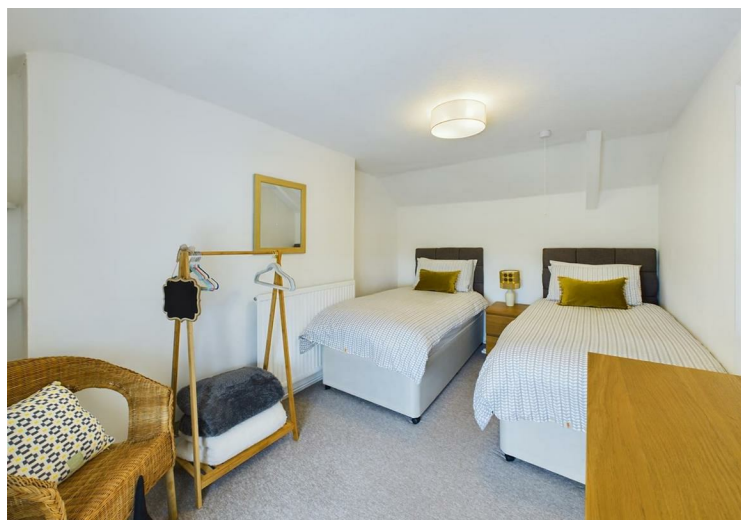
BEDROOM 2

13'2" (max) x 8'3" (max) (4.03 (max) x 2.53 (max))

STORAGE ROOM

5'1" x 3'10" (1.57 x 1.18)

HALLWAY



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 first turning off signposted "Town Center/Harbour" and follow the road until you come into the last roundabout by the big green. At the roundabout take the first turning off and follow the road taking the first right hand turning into "Seaview Terrace". At the junction turn left and the property is situated on your right, number 18

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