



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, electric, gas and sewerage. 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 AKF/SC/0624/draft

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

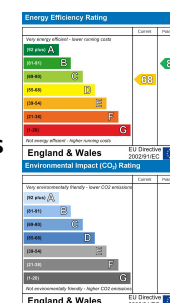
22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



### 46 Station Road, Burry Port, Carmarthenshire, SA16 0LP

- Spacious, Traditional Mid-terrace Property
- Two Reception Rooms
- Prime Location With Coastal Views From Front Elevation
- Gas boiler and Rewire completed 2016 & Hard Wire Smoke Alarm
- Viewing a Must to Appreciate The Size & Location.
- Three Double Bedrooms
- Cloakroom & Family Bathroom
- Rear Courtyard Garden With Rear Lane Access
- Town Centre Location
- EPC RATING D COUNCIL TAX BAND C.



£185,000

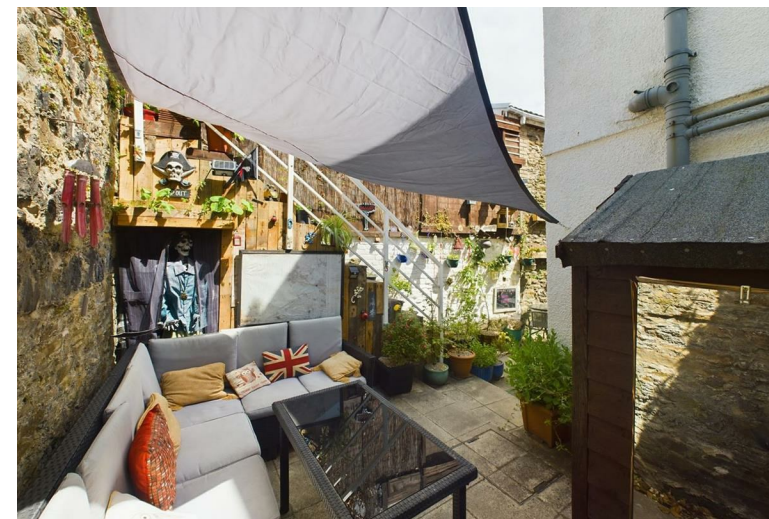
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**The Agent that goes the Extra Mile**





Tucked away in a row of terraced properties we are pleased to welcome to the market this hidden gem! A traditional, well-presented property with panoramic coastal views from the front elevation, situated on Station Road in Burry port with only a hop, skip and jump to the beautiful harbour and beach, making this property in a very sought after location. Viewing is highly recommended to appreciate the size, location and presentation, what you see on the outside is certainly NOT what you would expect on the inside. Call us today on 01554 749655 to book your viewing to see this fantastic property and everything it has to offer you. EPC RATING D

Accommodation comprises : Porch, spacious lounge through to dining room, cloakroom, kitchen/breakfast room, landing/snug, utility room through to spacious family bathroom, two double bedrooms (one being used as a first floor sitting room for the coastline views) and a third bedroom to the second floor. Externally, a low-maintenance courtyard with rear lane pedestrian access.

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 INFORMATION\*\*\*Traditionally 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- EE and O2 coverage, limited coverage for Three and Vodaphone, limited. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is a restrictive covenant which states "not carry on any trade or business of any kind on the premises". This property is situated directly opposite the main railway line. On-street parking and the bays outside have a restriction from Monday to Sunday 9.00am to 6.00pm which states only allowed to park there for 30 mins and no return. Pedestrian rear lane access is via steps to the rear. We have certificates on file to confirm that the following works have been carried out in 2016- Gas boiler fitted, electrical upgrade including a new

installation board, upgrading of existing loft area and replacement of two windows and one door. Mains integrated smoke/heat alarm system that is installed throughout the property.

- PORCH**
- LOUNGE**  
22'6" (max) x 17'6" (max) (6.88 (max) x 5.35 (max))
- DINING**  
13'0" (max) x 8'11" (3.98 (max) x 2.74)
- CLOAKROOM**  
4'9" (max) x 3'7" (max) (1.47 (max) x 1.11 (max))
- KITCHEN/BREAKFAST ROOM**  
12'5" x 9'6" (3.790 x 2.90)
- SNUG/LANDING**  
14'2" (max) x 8'11" (max) (4.34 (max) x 2.73 (max))

- FAMILY BATHROOM & UTILITY AREA**  
12'7" (max) x 10'4" (max) (3.84 (max) x 3.16 (max))
- BEDROOM 3**  
12'0" x 9'6" (3.67 x 2.91)
- SITIING ROOM/ BERDOOM 1**  
18'5" x 12'7" (5.63 x 3.84)
- BEDROOM 2**  
18'1" (max) x 12'4" (max) (5.53 (max) x 3.78 (max))



**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 into Burry Port. Turn left before the petrol station and follow the road down bearing round the right-hand bend into New Street. Follow the road down going past "Poppies" on your right and as you bear around the corner you are on "Station Road", the property is situated on your right, number 46.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.