

Floor 1

Floor 2

Approximate total area¹⁾
1027.3 ft²
95.44 m²

(1) Excluding balconies and terraces.

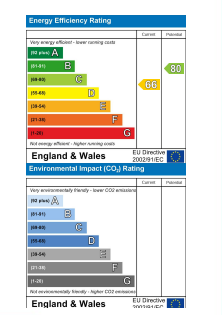
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



22 Dolau Fan Road, Burry Port, Carmarthenshire, SA16 0RD

- Link-Detached Traditional House Disguised As A Bungalow
- Two/Three Bedrooms
- Two/Three Reception Rooms
- Conservatory
- Driveway & Garage
- Front & Rear Gardens
- Cul-de-sac Location
- Popular Harbour Town Setting
- EPC RATING D. COUNCIL TAX BAND D.



£210,000
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 AKF/SC/0324/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.

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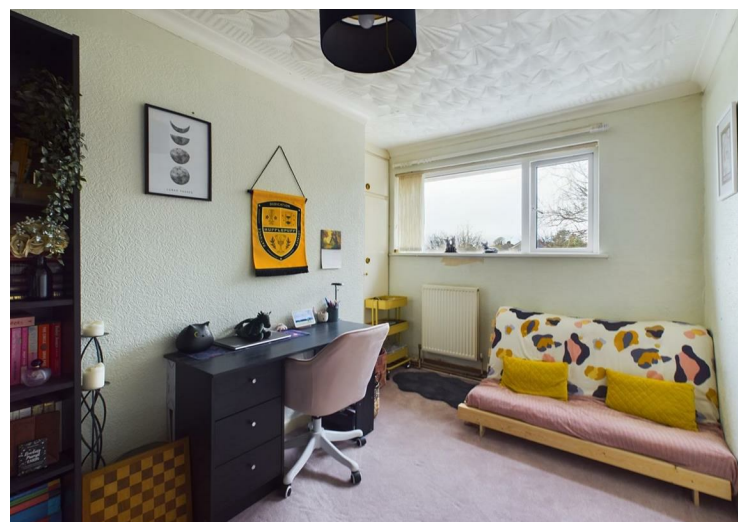




Welcome to this charming traditionally built, link-detached three bedroom property located on Dolau Fan Road in the picturesque town of Burry Port. This delightful house is very deceiving as it's disguised as a bungalow, boasting two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. Offering off-road parking with driveway and garage to the front, and to the rear and enclosed garden waiting for someone to put their own stamp on it. Don't miss out on the opportunity to make this house your own and enjoy the best of what Burry Port has to offer. EPC RATING D.

Accommodation comprises: Vestibule, hallway, three bedrooms, lounge, bathroom, inner hallway, lower level with newly fitted kitchen, lounge and conservatory. Externally, open-aspect frontage mainly laid to lawn with driveway leading to a garage. Externally to the rear, an enclosed garden with mature shrubs, decorative gravelled areas and garden 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 INFORMATIONDriveway on slope, steps down to property. There is an advanced mining search carried out on the property due to the proximity to a mine. Nothing adverse showing up on the mining report. There are easements and covenants on the title, title on file. Broadband Availability-Standard (14 Mbps), Superfast (80 Mbps) and Ultrafast. All mobile networks available. The property is a coal mining area; a mining report is recommended.

VESTIBULE
HALLWAY

BEDROOM 1
11'10" x 9'11" (3.62 x 3.04)

LOUNGE
14'8" (max) x 11'11" (max) (4.49 (max) x 3.65 (max))

BEDROOM 2
9'8" x 10'8" (2.96 x 3.26)

BATHROOM
6'5" x 7'8" (1.97 x 2.36)

BEDROOM 3/OFFICE
7'6" (max) x 12'7" (max) (2.29 (max) x 3.84 (max))

INNER HALLWAY

LOWER LEVEL

KITCHEN
11'0" (max) x 10'2" (max) (3.36 (max) x 3.12 (max))

CONSERVATORY
7'0" x 9'4" (2.14 x 2.85)

LIVING ROOM
13'4" x 10'2" (4.07 x 3.11)

GARAGE



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, follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road making your way into "Burry Port". Keep driving going past a petrol station and speed camera on your left. After the speed camera there is a turning on your right signposted "Dolau Fan Road". Follow the road up and at the right-hand bend take the left turning, turn left again and the property is situated on your right, number 22.

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