



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 'B'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/0924/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

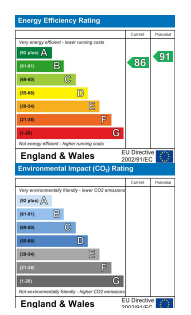
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

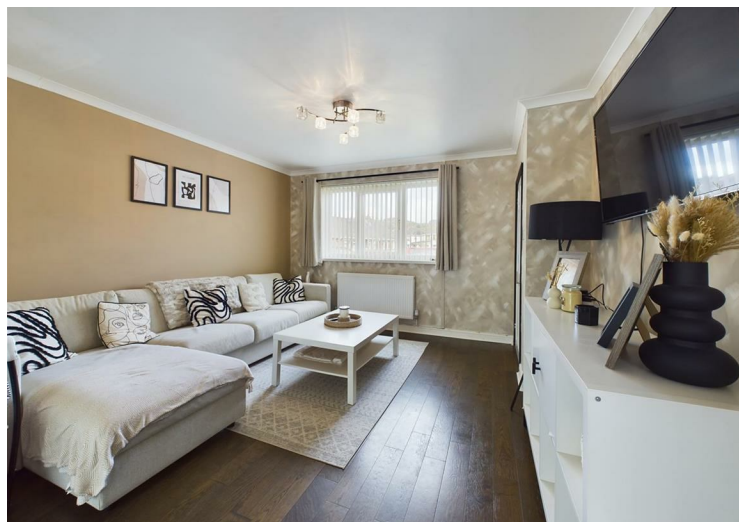
16 Brynymor, Burry Port, Carmarthenshire, SA16 0LA

- Traditional, Semi-detached Property
- Spacious Lounge/Diner & Sunroom
- Immaculately Presented
- Popular Harbour Town Location
- Viewing Highly Recommended
- Two Double Bedrooms
- South-facing Rear Enclosed Spacious Garden
- Off-road Parking
- Ideal FTB
- EPC RATING B. COUNCIL TAX BAND B

£165,000

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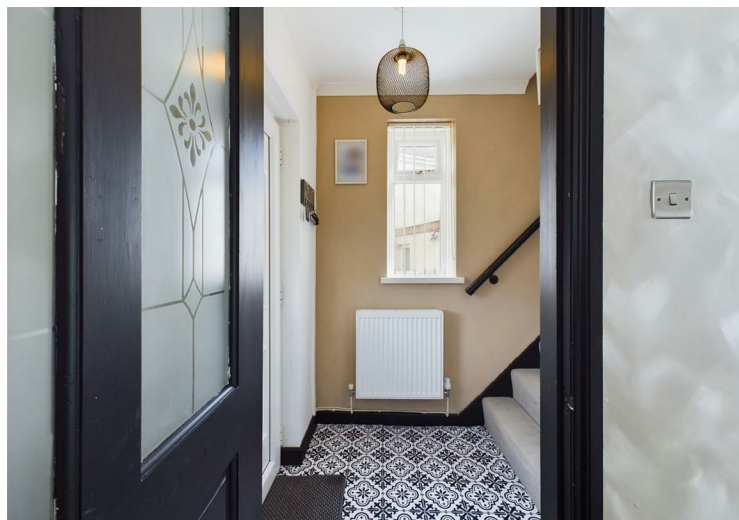




New to the market, we have for sale this traditional, stylishly modernized and well-presented semi-detached, two double bedroom property that benefits from off-road parking and a larger than an average, south-facing rear garden. Situated in a quiet established residential estate just on the fringe between Burry Port and Pembrey, within the convenience of walking distance into the local town and coast. Viewing is highly recommended so call today on 01554 759655. EPC RATING B. COUNCIL TAX BAND B.

Accommodation comprises: hallway, spacious lounge/diner, sunroom, kitchen, landing, two double bedrooms and bathroom. Externally: Front garden laid partly to lawn with driveway to the side suitable for two cars, side pedestrian access to kitchen and rear. The rear south-facing garden is laid to patio and lawn with vegetable patch and block-built storage shed.

Burry Port is a small harbor 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 dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. In recent years the harbor has been redeveloped and offers a view of the stunning Gower Coastline opposite.



..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built, ex-local authority property. Mains gas, water, electric and sewerage connected. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- Full coverage with 02, Vodafone and EE, limited Three mobile network. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is a restrictive covenant on the title, meaning that only residents of Carmarthenshire or links to Carmarthenshire for 3 years can buy the property. Solar panels on the rear roof are privately owned. Main railway line runs to the rear of the property.

HALLWAY

LOUNGE AREA

DINING AREA

SUNROOM

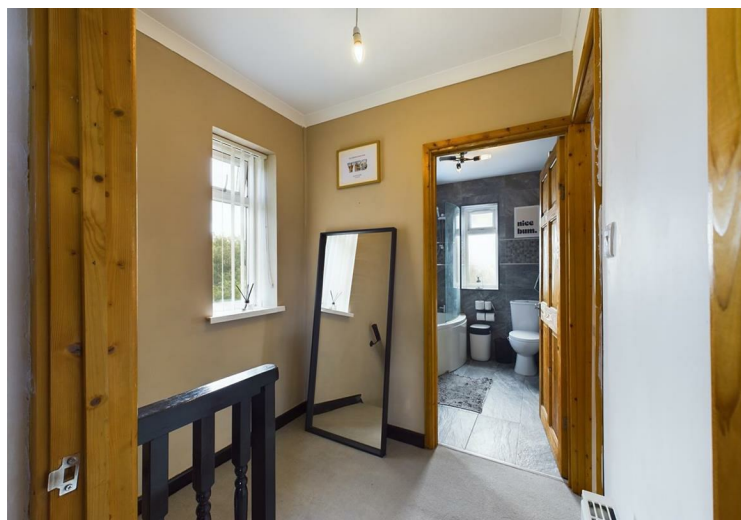
KITCHEN

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2



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 driving, travel a few more minutes down the road passing CK's on your right, carry on travelling down the road coming out of Burry Port, take the turning on your left signposted "Ashburnham Golf Course". Follow the road going over a little humpback bridge, take the turning on your left signposted "Bryn Illtyd leading to Brynymor". At the junction turn left and follow the road around and the property is situated on the left, number 16. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.