

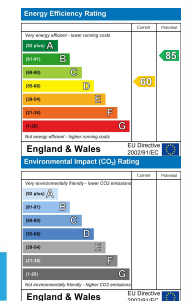


63 Dolau Fan Road, Burry Port, Carmarthenshire, SA16 0RF

- Traditional, Semi-detached Property
- Downstairs Shower Room
- Chain Free!
- One To View
- Three Bedrooms
- Driveway & Garage
- Popular Quiet Residential Estate in a Harbour Town
- EPC RATING D . COUNCIL TAX BAND C.

£185,000

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 electric, gas, water and sewerage connected. 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 JHL/SC/1024/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,

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Situated in the very popular and quiet residential estate of Dolau Fan, Burry Port, we have for sale this traditionally built, three-bedroom, semi-detached property that offers parking, driveway, and garage and offers a glimpse of the coast from the elevations. Chain-free and ready to view, this lovely property has been loved by the vendor for over 50 years and is now looking for the next lucky purchaser. EPC RATING E.

Accommodation comprises a hallway, shower room, lounge/diner, kitchen, and three bedrooms. Externally, the property has an open-aspect frontage that is mainly laid to lawn, a driveway to the side that leads to a garage, and a rear enclosed garden that flows over two tiers with a mixture of lawn and shrubs.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and excellent 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 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. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability-Mobile phone coverage available for 02, Three and Vodaphone, limited coverage for EE. From the information currently available to the Coal Authority, a mining report is recommended for this property. Asbestos roof on the garage. There are restrictive covenants and easements on the title, we have a copy on file that can be requested.

HALLWAY

SHOWER ROOM

LOUNGE/DINER

KITCHEN

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

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 follow around and follow the road along until you get to number 63 which is situated on the right.

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