

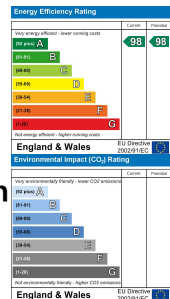


187 Dolau Fan Road, Burry Port, Carmarthenshire, SA16 0RG

- Traditionally Built, Detached Bungalow
- One/Two Reception Rooms & Conservatory
- Immaculately Presented Throughout
- Viewing Highly Recommended For Size, Presentation & Location
- Three/Four Double Bedrooms
- Driveway With Ev Charge & Detached Garage
- Commanding Views Of Burry Port Town & Coastline
- EPC RATING A. COUNCIL TAX BAND E.

Offers In The Region Of £435,000

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





Sitting proudly in a highly sought-after residential estate in Burry Port, we have for sale this traditionally built, detached bungalow situated in a cul-de-sac on Dolau Fan Road. This immaculately presented property is an ideal example of a "turn-key" property, both inside and out. A big bonus is the quiet surroundings, with views from every angle, varying from countryside to coast. It features three double bedrooms, with the master having an en-suite, and a spacious lounge with a newly fitted multi-burner stove that leads onto a decked terrace to take in some beautiful views. Call today at 01554 759655 to arrange a viewing so you can also appreciate the size, location, and presentation! EPC RATING A. COUNCIL TAX BAND E.

Accommodation comprises: porch, hallway, lounge, dining room/bedroom 4, kitchen/diner, conservatory, family bathroom, and three bedrooms - the master having an en-suite shower room. Externally, the driveway leads to a detached garage and an electric vehicle (EV) charger. Secure gated access from two directions that leads to a wrap-around level garden featuring three separate lawn areas and a raised decked area.

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, lies 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 in 2007, vendors bought off-plan. Mains water, gas, electric and sewerage connected. Council tax band E. There is an EV charger located on the driveway. There are covenants and easements on the title, we a copy on file. Solar panels are privately owned. The road where the bungalow is situated is a private road and there are contributions towards the upkeep, when needed the cost will be split by all homeowners who are on that private road. For this location, according to Ofcom, this is the following information: Broadband availability-up to Ultrafast (1800 Mbps), Mobile availability-All mobile phone networks are

available. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

ENTRANCE PORCH

HALLWAY

LOUNGE

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4/DINING ROOM

FAMILY BATHROOM

KITCHEN/DINER

CONSERVATORY

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 all the way to the top, the property is situated on the right-hand side of the cul-de-sac, Westview, number 187.

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