

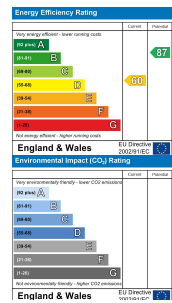


4 Isfryn, Pwll, Llanelli, Carmarthenshire, SA15 4BA

- Traditional, Semi-detached, Ex-local Property
- Stunning Kitchen/Diner/Breakfast/Family Room with a Commanding View Of The Coast
- Front & Rear Gardens
- A MUST VIEW!
- Three Double Bedrooms
- En-suite Shower Room & Bathroom
- Panoramic Views Of Our Stunning Coastline
- EPC RATING D. COUNCIL TAX BAND B.

£265,000

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



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The Agent that goes the Extra Mile





Wow, what a view! Would you like to wake up to this view every morning? I know we would here at West Wales Properties! Situated in the popular village of Isfryn, this semi-detached property has had an extension to the ground floor to accommodate a downstairs bedroom, en-suite shower room and stunning kitchen/breakfast/diner/family room with the most commanding panoramic view of our beautiful coastline. Just imagine spending a summers evening watching the sun go down and the waves roll in! Viewing a must to appreciate the size, location and the presentation, call us today on 01554 759655. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge, bedroom, en-suite shower room, a stunning kitchen/breakfast/diner/family room, landing, bathroom and two double bedrooms. Externally, to the front a low-maintenance frontage with decorative chippings and pedestrian access to the side leading to the rear garden. To the rear, a beautiful presented garden with a mixture of astro lawn, lawn and decking where you can see the view from every angle.

Pwll is a small coastal village, located between Llanelli and Burry Port. It has a local shop, a few pubs, and a primary school. The village is concentrated along the north of the A484. The land rises away from the coast providing a view of the Gower Peninsula (Penrhyn Gwyr). The area is also where the The Millennium Coastal Path runs through allowing cyclists to get between Burry Port and Llanelli without the need of Cycling on the congested road during commuting hours.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Ex-local authority property. Mains gas, water, electricity, and sewerage are connected. Council tax band B. The title has covenants and easements; we have a copy on file. For this location, according to Offcom, this is the following information: Broadband availability- up to Superfast (76 Mbps), Mobile availability- limited phone coverage for Three and O2, no coverage for Vodafone and EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. There is parking to the rear in the public communal car-park.

HALLWAY

LOUNGE

KITCHEN/BREAKFAST/FAMILY ROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3



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 onto "Sandy Road". Drive down Sandy Road, go straight ahead at the traffic lights and continue driving till you get to a mini-roundabout, continue onwards. At the next roundabout take the second turning off towards 'Coleg Sir Gar' continue on past the college. You will be driving towards the village of "Pwll" and onto "Pwll Road". There will be a turning on your left for the "Pavillion Cafe", after this turning there will be another left turning "Tramways", turn here and follow the road around and you can park in the public car-park. The properties rear entrance is here.

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