







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 gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property. TAX: Band 'E'

#### **FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

### TAKE ON AKE/SC/0325/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

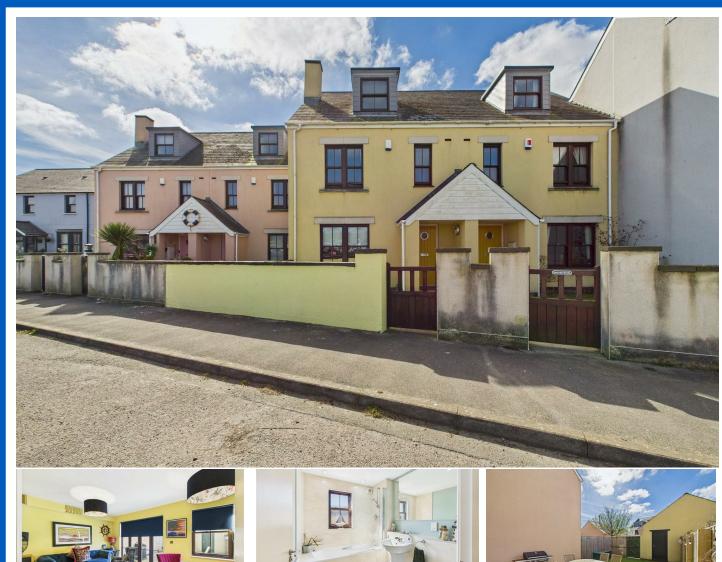
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## Glanfa, 11 Chandlers Yard, Burry Port, Carmarthenshire, SA16 0FE

- Timber-framed, Terraced, Townhouse
- Cloakroom, Bathroom & En-suite Shower Room Immaculately Presented Throughout & Chain-
- Views Front & Rear Elevation
- Parking Space & Garage
- · One To View

£325,000

- Four Double Bedrooms
- South-facing Rear Enclosed Garden
- Hop-skip-and-a-jump From Burry Port Harbour
- EPC RATING C. COUNCIL TAX BAND E.



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The Agent that goes the Extra Mile

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New to the market we have a MODERN, four bedroom town-house for sale in the popular location of Burry Port, overlooking the west dock of the harbour. Set out over three floors with a glimpse of a coastal view from the rear elevated second floor bedroom and a southfacing rear garden, this property is an ideal family home or a coastal retreat away from the hustle and bustle of city life. Viewing is highly recommended to have a peek behind the door and see what this property can offer you. Whether you're looking at it as a home for yourselves or maybe a holiday home this property will not disappoint. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises: Hallway, cloakroom, kitchen/diner, lounge, landing, bathroom, two double bedrooms both with fitted wardrobe and the master bedroom to the front having an en-suite shower room, second landing and another two double bedrooms.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. It is well-known because Amelia Earhart landed there 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. The harbour has recently been redeveloped and offers a view of the stunning Gower Coastline opposite.

### ..AGENTS VIEWING NOTES

\*\*\* KEY INFORMATION \*\*\* Timber-framed built property. Mains gas, water, electricity, and **CLOAKROOM** sewerage are connected. Council tax band E. There are covenants and easements on the title, we have a copy on file. For this location, according to Offcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mpbs), Mobile availability-full mobile coverage for EE, Three and O2, limited phone coverage for Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. On-street parking to the front, there is a garage and allocated car-parking space at the rear.

**HALLWAY** KITCHEN/DINER LOUNGE

LANDING **BATHROOM** 

**BEDROOM 3 BEDROOM 1** 

**EN-SUITE SHOWER ROOM SECOND LANDING** 

**BEDROOM 2** 

**BEDROOM 4** 

**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 and follow the road through Pwll coming into Burry Port. At the roundabout take the first turning off signposted "Town Center/Harbour" and follow the road until you come into the last roundabout by the big green. At the roundabout take the first turning off onto "Seaview Terrace". Follow the road along going over a bridge then taking the first turning on your left signposted "Derwydd Road". Follow the road all the way down and it brings you onto "Chandlers Yard" The property is situated facing the west-dock on your right, number 11, Glanfa!

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