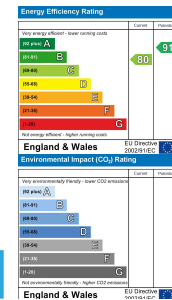


Glanfa, 11 Chandlers Yard, Burry Port, Carmarthenshire, SA16 0FE

- Timber-framed, Terraced, Townhouse
- Cloakroom, Bathroom & En-suite Shower Room
- Views Front & Rear Elevation
- Parking Space & Garage
- One To View
- Four Double Bedrooms
- Immaculately Presented Throughout & Chain-free!
- South-facing Rear Enclosed Garden
- Hop-skip-and-a-jump From Burry Port Harbour
- EPC RATING C. COUNCIL TAX BAND E.

£325,000

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



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The Agent that goes the Extra Mile





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 south-facing 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 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 Mbps), Mobile availability-full mobile coverage for EE, Three and O2, limited phone coverage for Vodafone. 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

CLOAKROOM

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.