

Approximate total area⁽¹⁾
1055.2 ft²
98.03 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

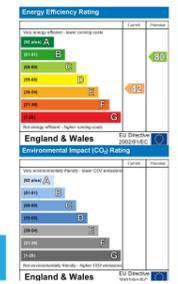
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Eros, 3 Elkington Road, Burry Port, Carmarthenshire, SA16 0AA

- Traditional, Semi-detached Property
- Two Reception Rooms
- Three Bedrooms
- Upstairs Shower-room
- Driveway For Off-road Parking
- Larger Than Average Rear Garden
- Chain Free!
- Close to Burry Port Town Centre
- EPC RATING E COUNCIL TAX BAND B



£250,000

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

TAX: Band 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

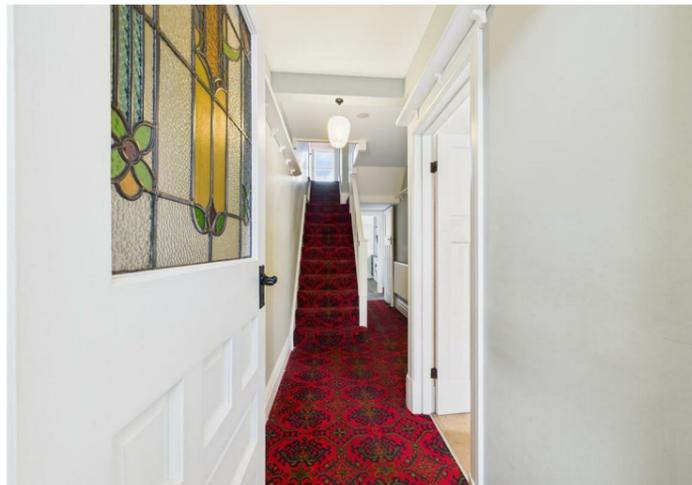
TAKE ON AKF/SC0425/OK

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





Situated just a short stroll to Burry Port town centre, we are pleased to present to all you lucky buyers number 3 Elkington Road. Chain-free and ready to view, this traditional semi-detached property has been a well-loved family home for over 50 years and has been standing proud since 1866. Offering two reception rooms and a larger than average garden what more could you want? Parking, yes, it also has off-road parking! Call today to arrange a viewing on 01554 759655. EPC RATING E COUNCIL TAX BAND B.

Accommodation comprises : Vestibule, hallway, lounge, sitting room, rear hallway, kitchen/diner, landing shower-room and three bedrooms. Externally, to the front and enclosed low-maintenance frontage, driveway to the side leading to the rear garden. A good size rear garden which measures approx. , comprises of : Outhouse, two outbuildings, patio areas and then the remainder is laid to level-lawn.

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 *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band B. Driveway to the side. Total plot size is 0.17 of an acre (Measured 2/4/25 Promap). For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability-full mobile coverage for EE and O2, limited phone coverage for Three and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. No land registry title, the property has not been registered with LR, the application will be made via the purchaser during the conveyancing.

VESTIBULE

HALLWAY

LOUNGE

SITTING ROOM

REAR HALLWAY

KITCHEN/DINER

LANDING

SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

OUTHOUSE

OUTBUILDING 1

OUTBUILDING 2



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 second turning off and follow the road passing a petrol station on your left keep on the road and follow the road going up a hill. At the top of the hill take the turning on your left signposted "Stepney Road". Directly after you take this turning take the first turning on your right signposted "Elkington Road". Follow the road down and the property is situated on your right, number 3.

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