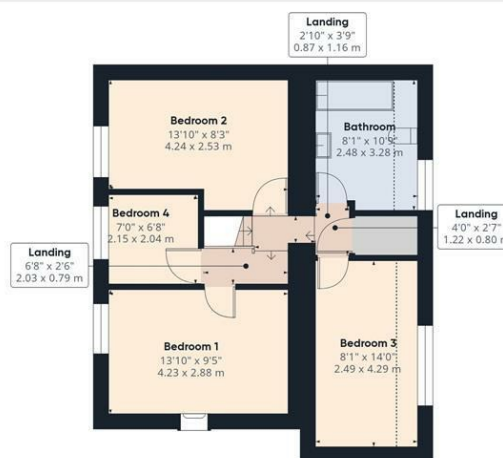


Floor 1



Floor 2



Approximate total area<sup>®</sup>

1235.7 ft<sup>2</sup>  
114.8 m<sup>2</sup>

Reduced headroom

39.95 ft<sup>2</sup>  
3.71 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

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 JHL/SC/0425/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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

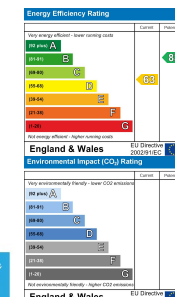


## 95 Pencoed Road, Burry Port, Carmarthenshire, SA16 0PN

- Traditional, Terraced Cottage
- Two Reception Rooms & Conservatory
- Cottage Charm
- Popular Harbour Town Location
- Four Bedrooms
- Upstairs Bathroom
- Good-size Rear Garden
- EPC RATING D. COUNCIL TAX BAND B.

£250,000

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



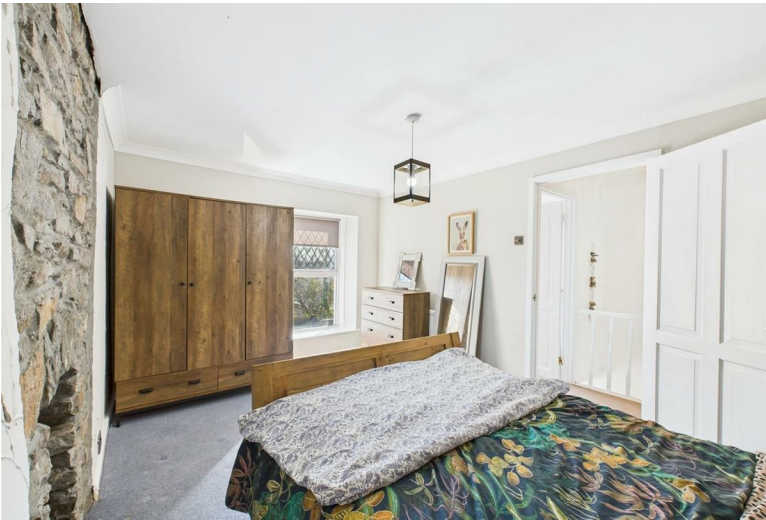
22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

*The Agent that goes the Extra Mile*







**\*\*VIRTUAL TOUR AVAILABLE\*\*** Situated on an established street with a mixture of houses, we have a double-fronted stone cottage for sale. This traditionally built, terraced cottage offers character, charm and a good-sized rear garden and is ready to give all our viewers a warm welcome. This four-bedroom cottage is well-presented throughout, offering many characteristics from the partially exposed stone walls to the low windows. A must-see on our list in the popular harbour town of Burry Port. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises a lounge, sitting room, galley kitchen with dining area, conservatory, landing, bathroom, and four bedrooms. Externally, there is an elevated, low-maintenance frontage. To the rear, a good-sized garden requires some TLC, mainly laid out as lawn with a patio area and outbuildings that also need some attention.

Burry Port is a small harbour town on the outskirts of Llanelli, offering all local amenities and good transport links. Burry Port is well-known as the place 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. 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. There are easements on the title; we have a copy on file. 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, 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. This property is situated on a one-way street and has on-street parking. An easement is registered on the title. A copy of the title is available.

**LOUNGE**

**SITTING ROOM**

**KITCHEN/DINER**

**CONSERVATORY**

**LANDING**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**BEDROOM 4**



**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 driving, take the second turning on your left signposted "Catholic Church" and "Pencoed Road". The property is situated on your right, umber 95.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.