

Floor 1 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾
972 ft²
90.3 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 are based on RICS IPMS 3C standard.

GIRAFFE360



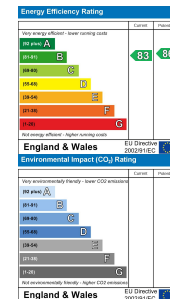
7 St. Marys Rise, Burry Port, Carmarthenshire, SA16 0SH

- Traditional, Detached Bungalow
- Lounge & Sun-room
- Driveway & Garage
- Popular Residential Estate
- EPC RATING C. COUNCIL TAX BAND C.
- Two Double Bedrooms
- Immaculately Presented Throughout!
- Front & Rear Gardens
- One to View!

£240,000



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





Situated in a quiet estate predominantly made up of bungalows on the edge of the popular coastal town of Burry Port, we are pleased to offer for sale this well-presented detached bungalow. This chain-free bungalow offers you a lovely modern fitted kitchen, sunroom, and a good-sized driveway that leads to a garage. It is chain-free and ready to view, so don't delay—call us today on 01554 759655. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises a hallway, two double bedrooms, a kitchen/diner, a bathroom, a lounge, and a sunroom. Externally, there is an open-aspect frontage laid to lawn and a driveway leading to a detached garage. Pedestrian access from both sides leads to a small rear garden laid to 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, 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. Main gas, water, electricity, and sewerage are connected.—Council tax band C. Covenants and easements are noted on the title; a copy of the title is available. According to Ofcom, the following information is available for this location: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- Full mobile phone coverage for O2 and Three, limited mobile phone coverage for EE and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. The property has leased solar panels and is

awaiting information from the vendor. There is a downward slope at the start of the driveway —asbestos roof on the garage and outbuilding. The additional land behind the garden wall is unclaimed land but all the neighbours have a neighbourly agreement that they can all use it as long as they don't abuse it. This is not being sold with the property.

BATHROOM

LOUNGE

SUN-ROOM

OUTBUILDING THROUGH TO ...

GARAGE

HALLWAY

BEDROOM 1

BEDROOM 2

KITCHEN/DINER



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 taking the second turning off on your left signposted "Bryn Gwdig". Follow the road and at the cross-road junction go straight across onto "St Marys Rise". Follow the road down and the property is situated on your left, number 7.

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