







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

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*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on JHL/SC/0525/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



01554 759655 www.westwalesproperties.co.uk





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

Mayfair Londo

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The Agent that goes the Extra Mile

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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 property. 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 **BATHROOM** 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

HALLWAY BEDROOM 1 BEDROOM 2 KITCHEN/DINER

LOUNGE SUN-ROOM OUTBUILDING THROUGH TO ... 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 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.