

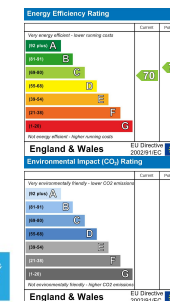


12 Sandfield Road, Burry Port, SA16 0LL

- Traditionally, Mid-terraced Property
- Spacious Lounge/Diner
- Enclosed Rear Garden
- Close to Burry Port Town Center
- EPC RATING C. COUNCIL TAX BAND B.
- Three Bedrooms
- Upstairs Family Bathroom
- Immaculately Presented & "Turn-key" Property
- Ideal F.T.B/Investment Property

£140,000

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



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

TAX: Band 'B'

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

Take-on AKF/SC/1025/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.

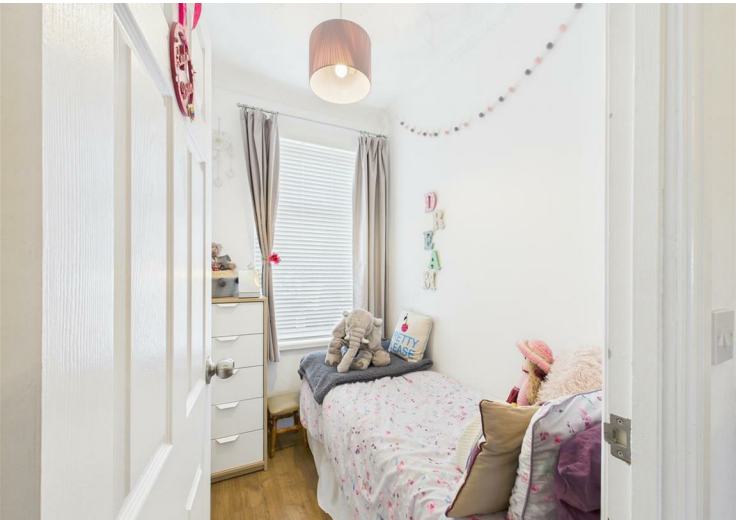
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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Check-out the virtual viewing! New to market with us here at West Wales Properties, we have for sale this immaculately presented mid-terraced property located in Sandfield Road, a quiet location within short walking distance of the popular harbour town of Burry Port and close to local amenities. A perfect example of a "turn-key" property making this an ideal first-time purchase or investment property. Call today on 01554 759655 to avoid not being disappointed tomorrow. EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises : Vestibule, hallway, lounge/diner, kitchen, landing, spacious family bathroom and three bedrooms. Externally to the rear, patio area and the remainder laid to lawn.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. Burry Port is well-known to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows sand dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. In recent years the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.



..AGENTS VIEWING NOTES

HALLWAY

VESTIBULE

DINING AREA

LOUNGE AREA

KITCHEN

LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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