



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: We have not checked or tested any of the services or appliances at the property.
TAX: Band

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

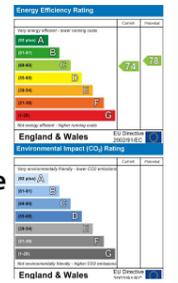
Take on RLM/SC/1022/draft

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.

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

4 Plas Newydd, Cwm Ivor Road, Burry Port, Carmarthenshire, SA16 0TA

- For Sale by Modern Auction
- Five Bedrooms
- Cloakroom, Two Bathrooms & En-suite Shower Room
- Spacious Family Home
- Immaculately Presented Throughout
- Coastal Views from Rear Elevation
- South-facing Rear Enclosed Gardens
- Subject to Reserve Price & Reservation Fee
- EPC RATING C



Guide Price £450,000

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



HALLWAY

STORAGE CUPBOARD

BEDROOM 2

DINING ROOM

BEDROOM 1

LOWER FLOOR

LOUNGE

EN-SUITE SHOWER ROOM

INTEGRAL GARAGE

CONSERVATORY

BEDROOM 3

UTILITY ROOM

KITCHEN

BEDROOM 5

FAMILY/SITTING ROOM

BEDROOM 4

FIRST FLOOR-LANDING

SECOND FLOOR-LANDING

FAMILY BATHROOM

STORAGE CUPBOARD

AIRING CUPBOARD

BATHROOM



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 then take the first turning on your right signposted "Cwm Ivor Road" then take the first turning on your right again signposted "Plas Newydd", number 4.

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