

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 electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'C'

WHAT3WORDS///tucked.shared.continues

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

Take on SC/SC/1126/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

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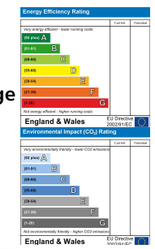
5 Gors Road, Burry Port, SA16 0EL

- **Chain-free Traditional End-of Terrace Property**
- **Two Reception Rooms**
- **Good-size Garden On a South-facing Plot**
- **Sought After Harbour Town Center Location**
- **Excellent Family Home!**
- **Four Bedrooms**
- **Downstairs Cloakroom & Upstairs Shower-room**
- **Off-road Parking To The Front & Detached Garage To Rear**
- **Partial Views Of The Harbour From The Front Bedrooms**
- **EPC RATING TBC. COUNCIL TAX BAND C**



Offers In Excess Of £225,000

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The Agent that goes the Extra Mile



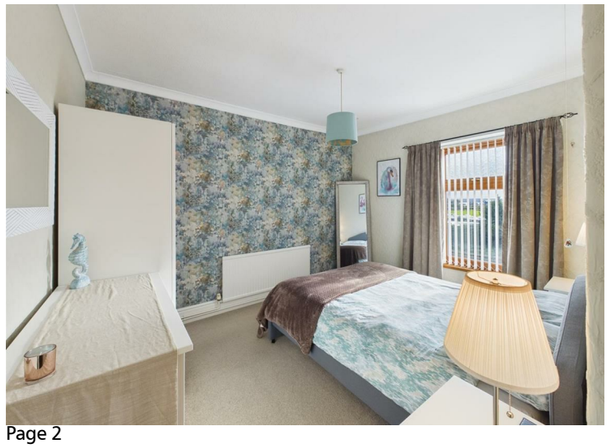


















Prime center location in a coastal harbour town destination! Situated and set-back on the popular Gors Road in the attractive harbour town of Burry Port, we have for sale this traditional end-of-terrace property, CHAIN-FREE and ready to welcome all you lucky buyers, this well-presented property is an ideal family purchase, offering downstairs cloakroom, upstairs shower-room, good-size flat garden and off-road parking to the front and rear. Distant harbour and sea views can be seen from the front bedrooms and within close walking distance for all the popular amenities this pretty little town has to offer, could this be your next purchase? Call today on 01554 759655 to arrange your viewing slot. EPC RATING D. COUNCIL TAX BAND C.

Accommodation comprises : Vestibule, hallway, lounge, dining/sitting room, kitchen (white goods are included), utility room, cloakroom, landing, four bedrooms and shower-room. Externally, an open-aspect frontage which offers off-road parking. To the rear, and enclosed good- size garden with spacious patio area and the remainder laid to lawn leading to a detached garage and rear lane access.

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

KEY INFORMATION Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band C. There are covenants and easements on the land registry title; we have a copy on file. The property is situated across the road from the main railway line as it comes into Burry Port station,-trains pull in very slow and there is not a lot of noise pollution. The garage has an asbestos roof. The cloakroom and utility room were the original outhouse and outbuilding, the vendors have converted them and integrated into the main property; building regulations and completion certificate in place. The vendors have a right-of-way to use the lane between neighbours 8 and 10 for rear access to their garden and garage. The vendors have informed us that the shower-room upstairs originally had a bath in situ and can the shower can be easily replaced. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800Mbps); Mobile availability—full mobile phone coverage for Three and EE, variable mobile phone coverage for O2 and Vodaphone. Based on the information currently available to the Coal Authority; a mining report is recommended for this property. what3words///tucked.shared.continues

VESTIBULE

HALLWAY

LOUNGE

DINING ROOM

KITCHEN

UTILITY ROOM

CLOAKROOM

LANDING

SHOWER ROOM

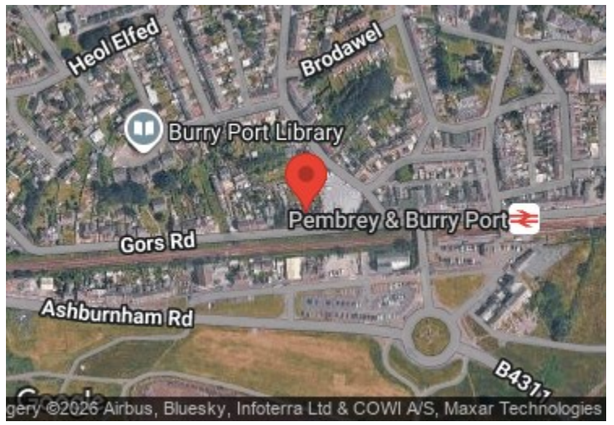
BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE



DIRECTIONS

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