



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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



## 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

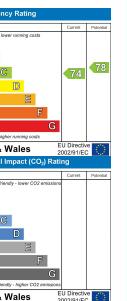
Guide Price £450,000

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## HALLWAY

## DINING ROOM

## LOUNGE

## CONSERVATORY

## KITCHEN

## FAMILY/SITTING ROOM

## FIRST FLOOR-LANDING

## FAMILY BATHROOM

## AIRING CUPBOARD

## STORAGE CUPBOARD

## BEDROOM 1

## EN-SUITE SHOWER ROOM

## BEDROOM 3

## BEDROOM 5

## BEDROOM 4

## SECOND FLOOR-LANDING

## STORAGE CUPBOARD

## BATHROOM

## BEDROOM 2

## LOWER FLOOR

## INTEGRAL GARAGE

## UTILITY ROOM

## 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.