



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

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

Take-on SC/SC/0426/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.

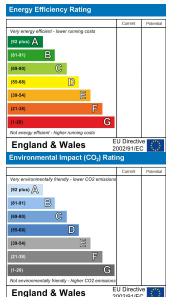
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



### 31 Ger Yr Ysgol, Burry Port, Carmarthenshire, SA16 0FT

- Timber, framed, Semi-detached Town House
- Four Bedrooms
- Cloakroom, Bathroom with Jacuzzi Bath & En-suite Shower-room
- Recently Modernised Kitchen/Diner & Bathroom
- Conservatory
- South-facing Rear Garden
- Garage & Driveway With EV Charging Point
- Cul-de-sac Location In Popular Estate
- EPC RATING TBC. COUNCIL TAX BAND D.



### Offers In Excess Of £290,000

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





Situated in a prime quiet cul-de-sac location in the very popular harbor town of Burry Port, we have pleasure in offering for sale this immaculate, four-bedroom, semi-detached townhouse. A fantastic property which has recently been updated to give you a more modern kitchen and deep free standing jacuzzi bath to relax and an added bonus is the south-facing rear garden. Beautiful kerb appeal and a modern interior, viewing is highly recommend for you to appreciate the size, location and presentation, so call us today on 01554 759655. EPC RATING TBC. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, cloakroom, kitchen/diner, lounge, conservatory, landing, bedroom's two to four, bathroom with deep free-standing jacuzzi bath, second small landing and master bedroom with fitted wardrobes and en-suite. Externally, open-aspect frontage with astro-lawn and wooden sleepers. Driveway to the side for two cars leading to a garage. To the rear, and enclosed south-facing rear garden which consists of lawn and two patio areas.

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 because Amelia Earhart landed 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 lie nearby. The harbour has recently been redeveloped and offers a view of the stunning Gower Coastline opposite.



### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\* Timber-framed property. Mains electric, gas, sewerage and water connected. Council Tax Band D. South-facing rear garden. The hot-tub will not be starting. The rear garden backs onto Burry Port Primary School's exercise field which is not used during pupils break time's. We are awaiting the land registry from the vendor to confirm if there are an easements/covenants on title. have a copy on file. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- good coverage with EE and Three, variable coverage with Vodaphone and O2. Based on

the information currently available to the Coal Authority, a mining report is recommended for this property.

### HALLWAY

### CLOAKROOM

### KITCHEN/DINER

### LOUNGE

### CONSERVATORY

### LANDING

### BATHROOM

### BEDROOM 2

### BEDROOM 3

### BEDROOM 4

### SECOND LANDING

### MASTER BEDROOM

### EN-SUITE

### GARAGE



### DIRECTIONS

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