

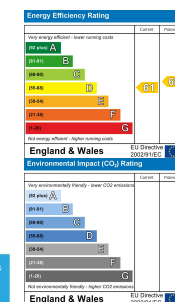


66 Tan Y Bryn, Burry Port, SA16 0LD

- Traditional, Ex-local Authority, End-of-terrace Property
- Spacious Conservatory
- In Need of an Uplift
- Quiet Residential Estate
- Two Double Bedrooms
- Chain-free
- Coastal Location With Great Views From Bedroom 2
- EPC RATING D. COUNCIL TAX BAND B.

Price £139,950

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



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 'B'

WHAT3WORDS://motored.slamming.change

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

Take on AJS/SC/0526/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,

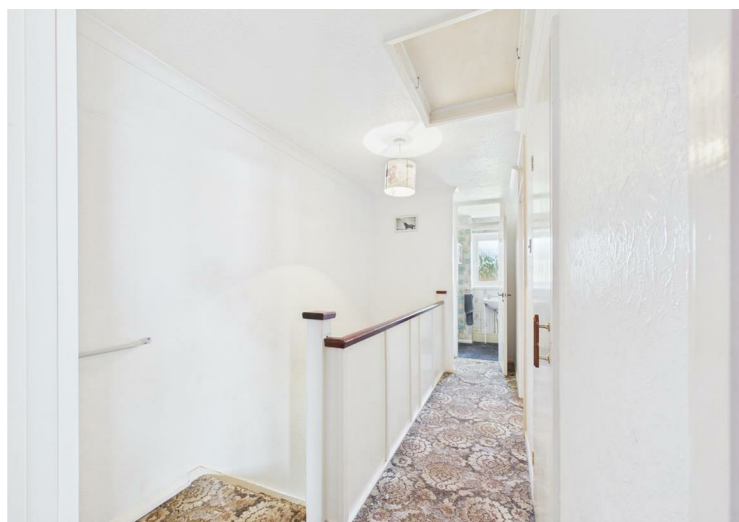
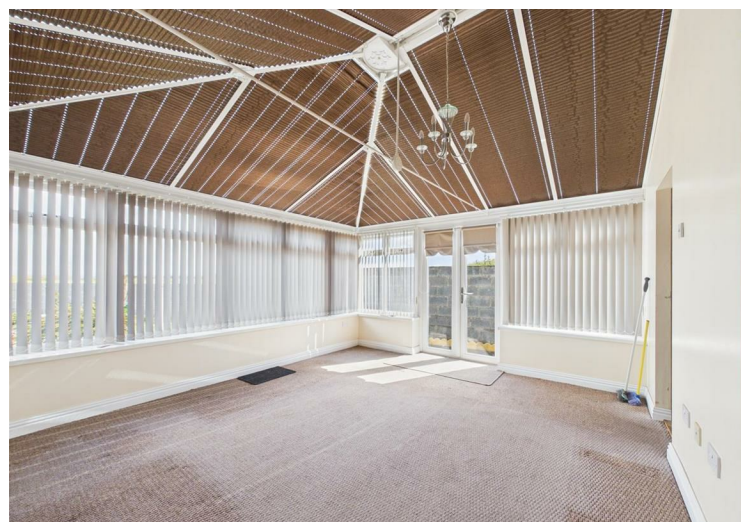
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Situated on the edge of the popular harbour town of Burry Port, on the doorstep of the original Pembrey harbour we have this Two DOUBLE bedroom, end-of-terrace property for sale. An ideal FIRST TIME PURCHASE/INVESTMENT and a bonus for this property is that it's CHAIN-FREE and ready for a new owner. The property requires a general uplift throughout and is an ideal purchase for someone who is looking for this type of property. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, storage cupboard, kitchen/diner, lounge, spacious conservatory, landing, boiler cupboard, airing cupboard, bathroom with separate W.C and two double bedrooms. Open-aspect frontage with storage sheds, pedestrian access to the side to an enclosed rear low-maintenance garden that leads to a communal carparking area.

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**
- HALLWAY**
 - STORAGE CUPBOARD**
 - KITCHEN/DINER**
 - LOUNGE**
 - CONSERVATORY**
 - LANDING**
 - BOILER CUPBOARD**
 - AIRING/STORAGE CUPBOARD**

- SEPARATE W.C.**
- BATHROOM**
- BEDROOM 1**
- BEDROOM 2**



DIRECTIONS

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