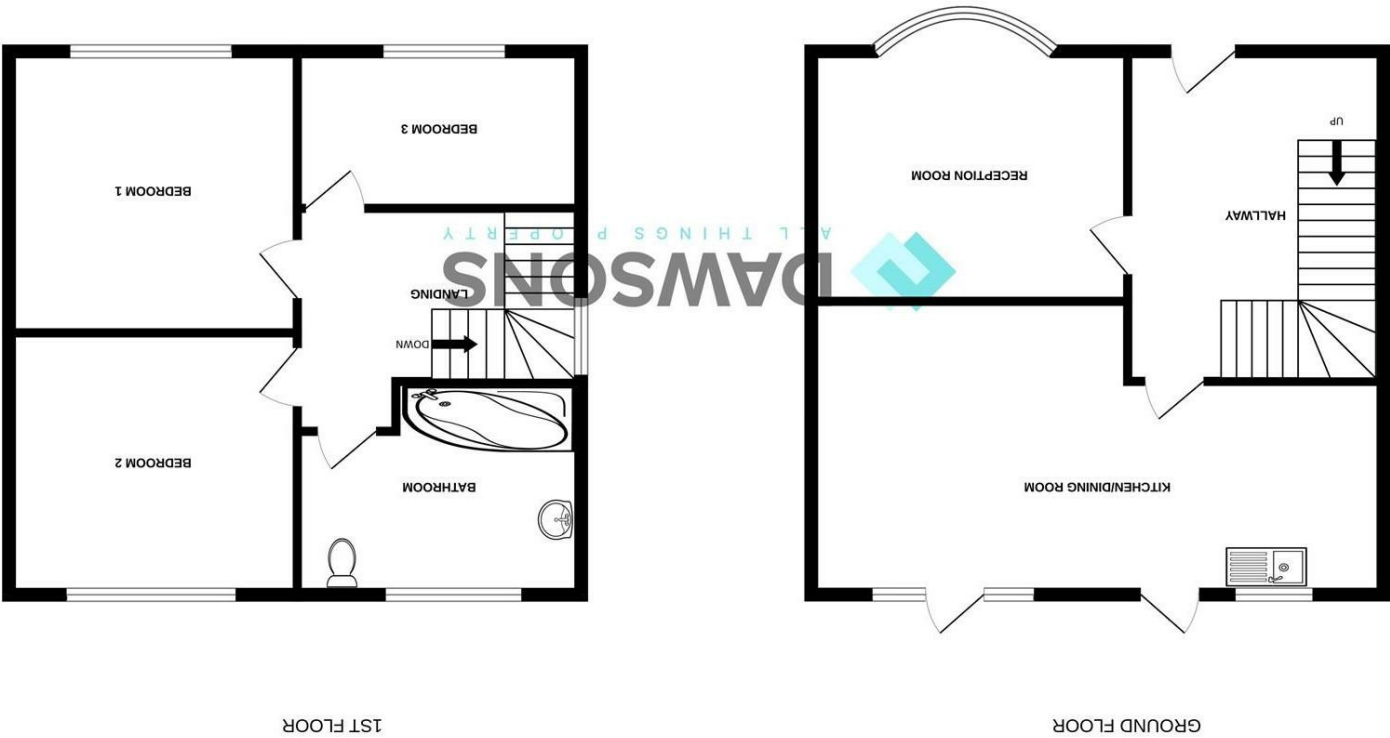


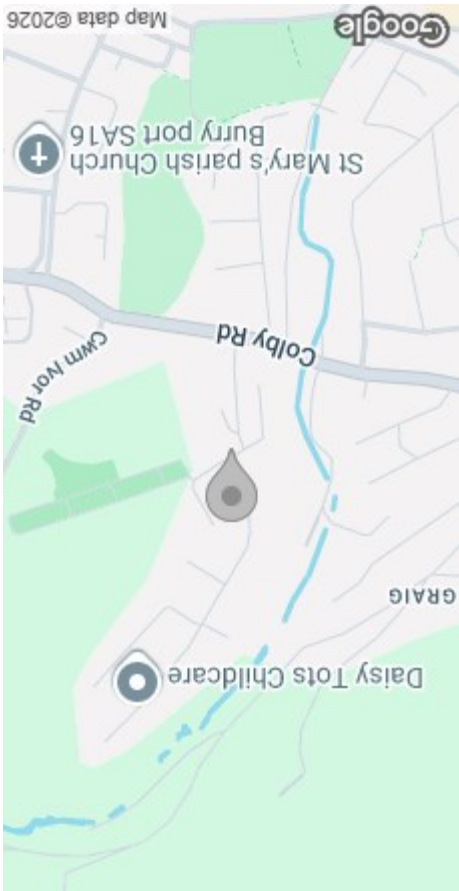
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

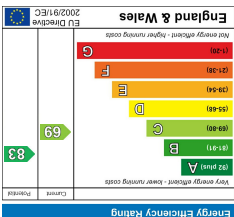
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FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Nestled on Dolau Fan Road in the charming town of Burry Port, this delightful end of terrace house offers a wonderful opportunity for those seeking a family home with stunning coastal views. The property boasts three bedrooms and a family bathroom, making it ideal for families or those looking for extra space.

As you enter, you are greeted by a spacious lounge featuring a beautiful bay window that looks out to picturesque views of the coastline, including Whitford Lighthouse. This inviting space is perfect for relaxing or entertaining guests. The kitchen diner is another highlight, equipped with patio doors that lead directly to the garden, allowing for seamless indoor-outdoor living.

The property sits on a generous plot, providing ample front, side, and back gardens, as well as convenient parking at the rear. While the house may require some work to bring it to its full potential, it already showcases lovely herringbone flooring in the hallway and charming stained glass windows, adding character and warmth.

Additionally, the location is a true gem, being in close proximity to the coastal path, perfect for leisurely walks and enjoying the natural beauty of the area. This semi-detached house presents a fantastic opportunity for those looking to create their dream home in a picturesque setting. Don't miss the chance to make this property your own.

FULL DESCRIPTION

ENTRANCE

HALLWAY

LOUNGE
9'9" x 13'5" (2.993m x 4.092m)

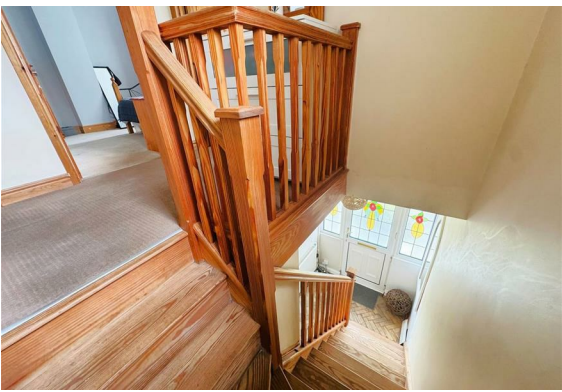
KITCHEN WITH DINING AREA
12'5" x 19'9" (3.795m x 6.020m)

FIRST FLOOR

LANDING

BEDROOM ONE
10'8" x 11'7" (3.253m x 3.548m)

BEDROOM TWO
10'8" x 10'10" (3.256m x 3.310m)



BEDROOM THREE
6'8" x 8'8" (2.033m x 2.656m)

BATHROOM
8'8" x 9'0" (2.650m x 2.753m)

EXTERNAL

TENURE
FREEHOLD

COUNCIL TAX BANDING C
EPC RATING=C

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water (billed).
Broadband - The current supplier is Sky (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

NOTE
LANE ACCESS FOR
NEIGHBOURING PROPERTIES

