

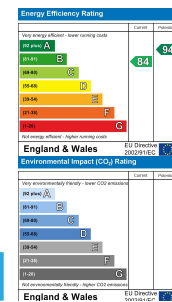


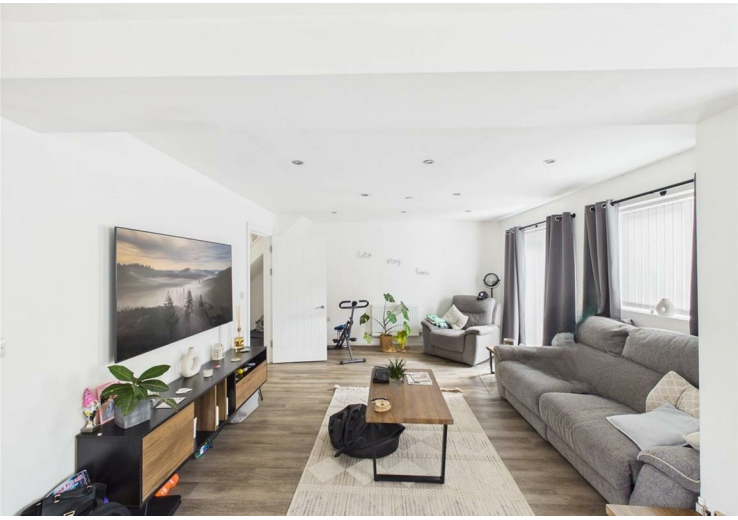
3A Bro Deri, Burry Port, SA16 0BR

- Traditionally Modern Semi-detached Property
- Cloakroom, Bathroom & En-suite
- Private No-through Road
- EPC RATING B. COUNCIL TAX BAND C.
- Three Bedrooms
- Off-road Parking & Rear Enclosed Good-sized Garden
- Coastal Town Location

Price £269,995

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





Situated in Bro Deri, a private no-through road off Gwscwm Road, Burry Port we have for sale this modern semi-detached property set over three floors . Offering a more contemporary style of modern living with the spacious open-plan lounge/kitchen/diner making this a hub for any family home. To arrange a viewing call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND C. EPC RATING B.

Accommodation comprises : Hallway, cloakroom, snug/office/playroom, open-plan lounge/kitchen/diner, first landing bedroom two and three, bathroom, second landing, bedroom 1 with en-suite shower-room. Externally, gravelled driveway. To the rear, a good-sized garden set over two tiers mainly laid to lawn.

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 Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band. There are provisions/easements on the title; we have a copy on file. Situated on a priate road, from the information received by the vendor there are no agreements in place for maintenance or costs.. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800Mbps); Mobile availability—Full mobile phone coverage for EE and Three, 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. For this location according to

National Resources Wales, the following information is available : Flood risk information for the area around 3A, BRO DERI, BURRY PORT, SA16 0BR. This information is for the area within 10 metres of the address : Medium risk. Flooding from surface water and small watercourses, Risk between 1% and 3.3% chance each year. WHAT3WORDS:///void.adjusting.scraping

HALLWAY

CLOAKROOM

SUNG/OFFICE/STUDY/PLAYROOM

OPEN PLAN

LOUNGE/KITCHEN/DINER

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3

SECOND LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM



DIRECTIONS

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