



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 'B'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take-on JHL/SC/0421/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.

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

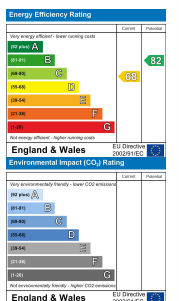
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



15 Silver Terrace, Burry Port, Carmarthenshire, SA16 0NA

- Traditional end-of-terrace Property
- Three Bedrooms
- Driveway for Off-road Parking
- Close Walking Distance to Burry Port Harbour
- EPC RATING D
- Two Reception Rooms & Sun-room
- Downstairs Modern Family Bathroom & Upstairs Cloakroom
- Garage with Rear Lane Access
- Quiet Residential Street



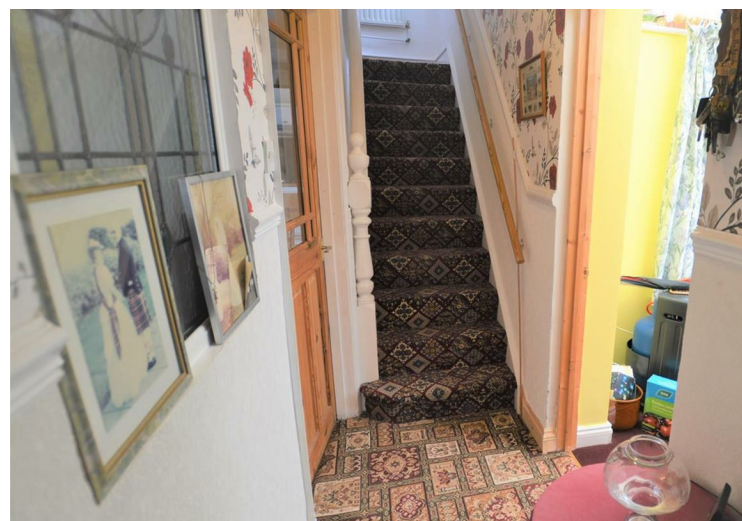
Offers In Excess Of £180,000

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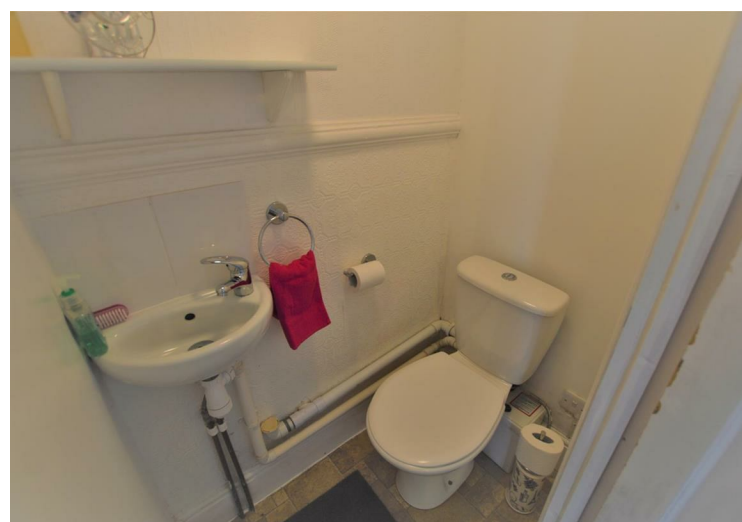
The Agent that goes the Extra Mile



A traditional, end-of-terrace property located in a quiet residential street that's within walking distance to Burry Port Harbour has made an appearance on the market with us here at West Wales Properties. A bay-window and high ceilings are all little snippets of the traditional character this fine example of what a family home can offer, and being located in one of the areas most desirable places to live it might not be on the market for long. Don't delay and call today to arrange a booking on 01554 759655. EPC RATING D.

Accommodation comprises of : Sun-room, Hallway, Dining/Sitting Room, Lounge, Hobby-room, Kitchen, Inner Hallway, downstairs Family Bathroom, Three Bedrooms and upstairs Cloakroom. Externally, driveway which offers off-road parking to the side, paved patio area and the remainder laid to lawn, Garage which offers rear lane access.

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 to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows sand dune and wetland system, home to a country park and the Cefn Sidan sands, lie nearby. In recent years the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.



SUN ROOM

11'11" (max) x 10'0" (max) (3.399 (max) x 3.065 (max))

KITCHEN

11'11" (max) x 9'10" (max) (3.635 (max) x 3.020 (max))

BEDROOM 1

12'10" (max) x 10'0" (max) (3.930 (max) x 3.061 (max))

HALLWAY

INNER HALLWAY

7'2" x 2'11" (2.196 x 0.907)

BEDROOM 2

10'2" x 9'6" (3.121 x 2.903)

DINING/SITTING ROOM

13'9" (max) x 12'1" (max) (4.210 (max) x 3.698 (max))

FAMILY BATHROOM

7'11" x 6'11" (2.435 x 2.131)

BEDROOM 3

10'0" x 6'8" (3.071 x 2.033)

LOUNGE

13'3" (max) x 12'6" (max) (4.051 (max) x 3.816 (max))

FIRST FLOOR-LANDING

CLOAKROOM

3'11" x 2'6" (1.210 x 0.771)

HOBBY ROOM

5'7" x 3'11" (1.709 x 1.208)



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 first turning off signposted "Town Center/Harbour" and follow the road and roundabouts. At the fourth roundabout take the third turning off and follow the road. Take the first turning off on your right signposted "Silver Terrace". The property is located on the left, number 15.

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