



We would respectfully ask you to call our office before you view this property internally or externally.

View: By appointment with the Agents 01554 759655

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised Freehold

Tax: Band F

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

4 Clos Bronheulog, Burry Port, Carmarthenshire, SA16 0BA

- Detached Prime Property
- Four Bedrooms
- Two Reception Rooms
- Cloakroom, Family Bathroom & Two En-suites
- Modern & Immaculate
- Garage & Off-road Parking
- Small Private Residential Estate
- Views of the Coast from Front Elevation
- Ideal Family Home
- EPC RATING TBC

£340,000

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

The Agent that goes the Extra Mile



Built in 2010 and to high-specification we have this perfect example of an ideal family home situated in a private gated estate of two houses ready to welcome the lucky purchasers, and boy are they going to be the lucky ones! One of the best properties to date for presentation, size and location and you can tell that the current vendors have lived and loved this property with its modern fixtures and well-presented rooms. Boasting underfloor-heating in the spacious Conservatory and coastline views from the front Bedroom add into the mixture the great curb appeal and a pleasing flow internally it's hard to find any fault. Book a viewing today if you don't want to miss out on your dream home. EPC RATING TBC.

Accommodation consists of : Hallway, Cloakroom, Storage Cupboard, Lounge, Sitting Room, Kitchen/Diner, Utility Room, Conservatory, Family Bathroom, Four Double Bedrooms- master with En-suite Wet-room and Bedroom 2 with En-suite Shower-room. Externally, front and rear gardens, two wooden sheds, greenhouse and Garage plus additional parking.

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.

HALLWAY

17'8" (max) x 10'3" (max) (5.396 (max) x 3.142 (max))

UTILITY ROOM

8'7" x 5'9" (2.621 x 1.773)

BEDROOM 2

11'1" x 9'4" (3.394 x 2.855)

CLOAKROOM

5'7" x 3'8" (1.727 x 1.135)

CONSERVATORY

16'2" (max) x 11'11" (max) (4.950 (max) x 3.649 (max))

EN-SUITE SHOWER ROOM

8'0" (max) x 5'11" (max) (2.459 (max) x 1.809 (max))

LOUNGE

24'1" (max) x 11'1" (max) (7.366 (max) x 3.392 (max))

LANDING

FAMILY BATHROOM

10'3" (max) x 5'11" (max) (3.141 (max) x 1.826 (max))

BEDROOM 3

11'6" x 10'5" (3.514 x 3.186)

SITING ROOM

13'5" (max) x 10'5" (max) (4.104 (max) x 3.197 (max))

BEDROOM 4

11'1" x 9'3" (3.389 x 2.835)

KITCHEN/DINER

23'0" (max) x 15'0" (max) (7.021 (max) x 4.584 (max))

BEDROOM 1

17'6" (max) x 15'0" (max) (5.336 (max) x 4.576 (max))

GARAGE

18'4" (max) x 14'6" (max) (5.608 (max) x 4.427 (max))

EN-SUITE WETROOM

5'10" (max) x 4'11" (max) (1.795 (max) x 1.503 (max))

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 second turning off and follow the road passing a petrol station on your left continue driving passing "Pemberton Arms" on your right and as you get to the top of the hill turn left into "Stepney Road" and take an immediate right turn onto "Elkington Road". Follow the road down taking the third turning on your right signposted "Carway Street", and then the first turning on your right signposted "Pemberton Avenue", drive up "Pemberton Avenue" and follow the road round to your right. The property is situated on your left via private gated access road. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

