
**EST.
1972**

THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk
VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

**5 HEOL Y LLAN, BURRY PORT,
CARMARTHENSHIRE SA16 0AP**



OFFERS IN THE REGION OF £75,000

- **SEMI DETACHED PROPERTY**
- **SITUATED ON A CORNER PLOT IN CUL DE SAC**
- **LOUNGE**
- **KITCHEN**
- **DINING ROOM**
- **3 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

5 Heol y Llan (cont'd)

A semi detached property situated (edged RED on attached plan) on a corner plot in a cul de sac in the coastal town of Burry Port, within easy access of the Boating Marina, shops and train station. The property has a front garden with side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed entrance door. UPVC double glazed window. Laminate flooring. Staircase leading to first floor.

LOUNGE – 3.81m(12'6") x 3.83m(12'7"). Radiator. UPVC double glazed bay window. Coal effect electric fire.

KITCHEN – 2.84m(9'4") x 2.61m(8'7"). Radiator. UPVC double glazed window. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, freestanding electric oven and electric hob with extractor fan above. Partially tiled walls.

Walk-in larder – steel window – door leading to utility/store room with double doors leading to front and rear gardens.

DINING ROOM – 2.99m (9'10") x 2.84m(9'4"). Radiator. UPVC double glazed window. Baxi combi boiler. Fireplace.

FIRST FLOOR

LANDING – UPVC double glazed window. Airing cupboard.

BEDROOM 1 – 3.25m(10'8") x 2.66m(8'9"). Radiator. UPVC double glazed window.

BEDROOM 2 – 3.98m(13'1") x 2.79m(9'2"). Radiator. UPVC double glazed window.

BEDROOM 3 – 2.66m(8'9") x 2.33m(7'8"). Radiator. UPVC double glazed window.

Storage cupboard.

BATHROOM – Bath, wash hand basin.

Radiator. Partially tiled walls. UPVC double glazed window.

SEPARATE W.C. – UPVC double glazed window.

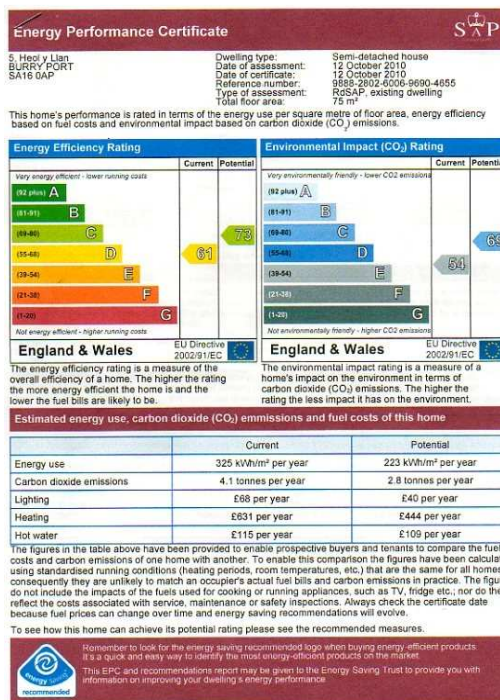
OUTBUILDINGS – Summer House and Shed.

EXTERIOR - The property has an enclosed front garden with side entrance leading to rear garden.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – 'C'

VIEWING - Strictly by appointment with THORNES.



PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the a contract.
2. No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.



"Thornes" is the trading name of Thornes Limited registered in Wales.
Company Registration Number 6544831.



