
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**“GLANWERN HOUSE”, GLANWERN ROAD,
BURRY PORT, CARMARTHENSHIRE SA16 0PE**



OFFERS IN THE REGION OF £79,995

- **SEMI DETACHED**
- **CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF BURRY PORT SHOPPING CENTRE AND BOATING MARINA**
- **3 BEDROOMS**
- **2 RECEPTION ROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**



**“GLANWERN HOUSE”, GLANWERN ROAD,
BURRY PORT (cont’d)**

A semi detached property situated in a very convenient location, within walking distance of all local shopping facilities and the Boating Marina. The Marina is set in the heart of the award-winning Millennium Coastal Park that offers a host of leisure amenities. The property abuts the pavement at the front and has a side entrance leading to a large rear garden which overlooks the park and has a garage and rear lane entrance.

GROUND FLOOR

PORCH – UPVC double glazed entrance door. Timber door leading to:-

ENTRANCE HALL – Radiator. Staircase leading to first floor with storage cupboard underneath. UPVC double glazed door leading to rear garden.

DINING ROOM – 3.01m(9’11”) x 3.58m(11’9”). Radiator. UPVC double glazed window. Gas fire.

LIVING ROOM – 3.24m(10’8”) x 2.96m(9’9”). Radiator. UPVC double glazed window. Fireplace with gas fire with storage cupboards each side.

KITCHEN – 2.72m(8’11”) x 3.15m(10’4”). Radiator. Range of base units and wall cupboards incorporating 1 ½ basin sink unit. UPVC double glazed window. Fireplace with gas fire.

BATHROOM – Bath, wash hand basin and W.C. UPVC double glazed window. Partially tiled walls. Radiator. Airing cupboard. Worcester combi boiler.

FIRST FLOOR

LANDING.

FRONT BEDROOM – 3.10m(10’2”) x 4.86m(15’11”). Radiator. 2 UPVC double glazed windows.

BACK BEDROOM – 2.72m(8’11”) x 4.20m(13’9”) (overall). Radiator. UPVC double glazed window.

BACK BEDROOM – 3.17m(10’5”) x 2.92m(9’7”). Radiator. UPVC double glazed window.

OUTBUILDINGS – GARAGE and 2 SHEDS.

EXTERIOR – Large rear garden laid to lawn and paving with rear lane access.

TENURE – Freehold (to be confirmed).

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:

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