

NEW  
INSTRUCTION



## 4 Clos Bronheulog, Burry Port SA16 0BA

**Offers in the region of £340,000**

Executive Home in Gated Private Road  
Modern And Spacious Accommodation  
Landscaped Gardens & Garage  
Popular Coastal Town  
EER: TBC

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## DESCRIPTION

Situated on a gated private road in the heart of Burry Port is this modern executive family home. Built in 2010 and boasting sea views from the first floor, the property promotes modern living with its open plan kitchen/diner with integral appliances, the sunroom with self cleaning glass roof and the en suite shower rooms. Tastefully decorated, the home offers a spacious lounge plus two reception rooms, utility and WC to the ground floor and four double bedrooms with family bathroom and two en suites to the first floor.

The property is situated on a good size plot, with a pretty front garden and access around the property to the landscaped rear garden. With several seating areas, two garden sheds and a greenhouse, the private garden is ideal for entertaining or for a family. A garage with electric door adds extra parking and there is driveway parking for at least two cars. Burry Port is a popular coastal town with its family run shops and eateries. The picturesque harbour and beach front are popular with residents and tourists alike and the handy mainline train station in the heart of the town has services to West Wales and London Paddington.

Viewing is highly recommended to appreciate the size and finish of this beautiful home. EER: TBC

## HALLWAY

Entered via a frosted and feature double glazed door from the front with a frosted double glazed panel over, the hallway houses the stairs to the first floor with an under stairs storage cupboard. The hallway has wood flooring, a radiator and a coved ceiling. Glazed double doors lead to:

## LOUNGE

21'05 plus bay x 11'01 (6.53m plus bay x 3.38m)

With a double glazed bay window with Georgian bars to the front, this spacious lounge benefits from a feature gas fire in a marble hearth and surround with a wooden mantle over. There is wood flooring, two radiators and a coved ceiling. A double glazed door leads to:

## CONSERVATORY

16' x 11'09 (4.88m x 3.58m)

This good size additional reception room boasts double glazed windows and door to the rear garden and a self cleaning glass roof. The floor is tiled, with electric under floor heating as well as a frosted double glazed window to the WC. A double glazed door leads to:

## KITCHEN/ DINER

15' x 14'02 plus 8'08 x 8'06 (4.57m x 4.32m plus 2.64m x

The kitchen/diner offers a modern range of wall and base units with Maia worktops over, a high gloss coordinated splash back and attractive over-lighting and under-lighting. The room benefits from a 1.5 bowl ceramic sink and drainer unit, an integral under counter fridge and an integral dishwasher. The built in cooker and grill are separate to the induction hob, which is framed by a fuchsia glass splash back. Double glazed windows look out to the rear and side and the room offers a tiled floor, two radiators and a coved ceiling. A door leads to:

## UTILITY ROOM

7'11 x 5'10 (2.41m x 1.78m)

This useful space has wall and base units with a work top over, incorporating a 1.5 bowl stainless steel sink and drainer unit and space and plumbing for a washing machine and tumble drier. A frosted double glazed door leads to the rear garden and the room has a tiled floor, a radiator and a coved ceiling.

## RECEPTION ROOM

13'08 plus bay x 10'06 (4.17m plus bay x 3.20m)

This versatile room is currently used as a sitting room, but could be a playroom, study or dining room. There is a double glazed bay window with Georgian bars to the front, wood flooring, a radiator and a coved ceiling.

## LANDING

The carpeted landing has a radiator and a coved ceiling with pull down stairs access to the loft. A door opens to a useful airing cupboard which houses the tank and offers shelving. Doors lead to:

## BEDROOM THREE

11'01 x 9'06 (3.38m x 2.90m)

A double glazed window with Georgian bars looks out to the front and boasts sea views. The room benefits from a built in wardrobe, carpet, a radiator and a coved ceiling. A door leads to:

## EN SUITE SHOWER ROOM

Fitted with a shower in a tiled cubicle with a sliding door, a pedestal wash hand basin and a WC. There is a frosted double glazed window to the front and the room has a tiled floor, part tiled walls, a radiator, an extractor and spotlights.

## BEDROOM FOUR

11'01 x 9'03 (3.38m x 2.82m)

Currently used as a study, this double bedroom has a double glazed window with Georgian bars offering views to the hillside behind. The room boasts a built in wardrobe, laminate flooring, a radiator and a coved ceiling.

## BATHROOM

7'03 x 5'11 (2.21m x 1.80m)

The bathroom is fitted with a modern suite comprising a panelled bath, a shower in a tiled cubicle, a pedestal wash hand basin and a WC. The frosted double glazed window faces the rear and the room offers a tiled floor, tiled walls incorporating a shaving point and a coved ceiling with spotlights.

## BEDROOM ONE

15'01 x 12'10 (4.60m x 3.91m)  
The spacious master bedroom boasts two double glazed windows with Georgian bars to the rear, with views to the hills behind. There is a built in wardrobe, carpet, two radiators and a coved ceiling. A door leads to:

#### EN SUITE WET ROOM

Fitted with a shower, a vanity wash hand basin and a concealed unit WC, the shower room has a heated towel rail and benefits from a frosted double glazed window to the side, tiled floor and walls and a Respatex ceiling with spotlights.

#### BEDROOM TWO

11'06 x 10'06 (3.51m x 3.20m)  
With a double glazed window with Georgian bars to the front offering sea views, this bedroom has a built in wardrobe, carpet, a radiator and a coved ceiling.

#### EXTERNALLY

The home is accessed via a gated driveway that leads to the house and garage. The front garden is laid to lawn with a pathway to the front door. There is access around the property to the rear garden. The pretty landscaped garden is mainly laid to lawn and boasts borders of mature plants and shrubs. Enclosed by fencing, the garden benefits from a gravelled seating area with pergola, two garden sheds and a greenhouse.

#### SERVICES

Mains services are to be confirmed.

#### VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

#### OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

#### TENURE

We are advised that the property is Freehold

#### GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

#### DIRECTIONS

From our Llanelli office- SA15 1AQ- proceed to the traffic lights and turn right on to Station Road. AT the West End traffic lights, stay in the left lane and proceed on to Hall Street and Pembrey Road. At the Sandy roundabout, take the third exit on to Sandy Road. Proceed along, passing the college on your right. Continue on this road for approx 2 miles through Pwll into Burry Port. At the lighthouse roundabout, take the second exit and proceed along Colby Road. Turn left in to Stepney Road and take the next right in to Elkington Road. Proceed along and turn right in to Carway Street, taking the next right in to Pemberton Avenue. With Glan Y Mor school in front of you, turn right down the one way system and the property is located on your left.

## 4 Clos Bronheulog, Burry Port SA16 0BA



**John.  
Francis**