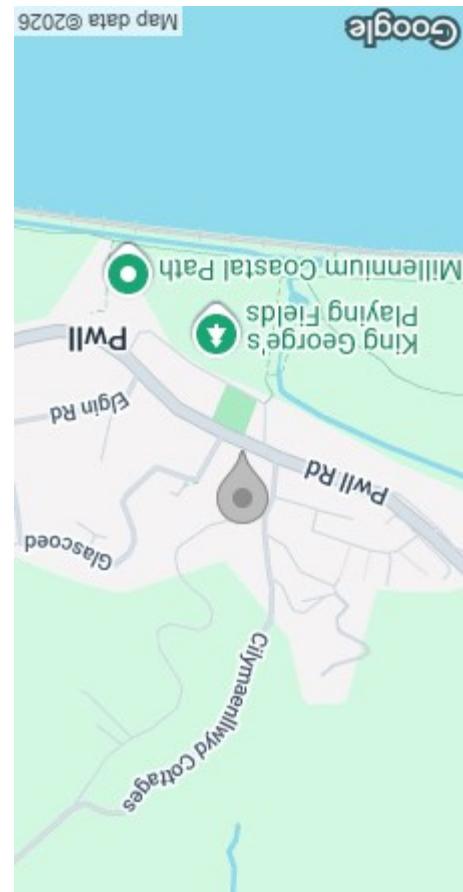
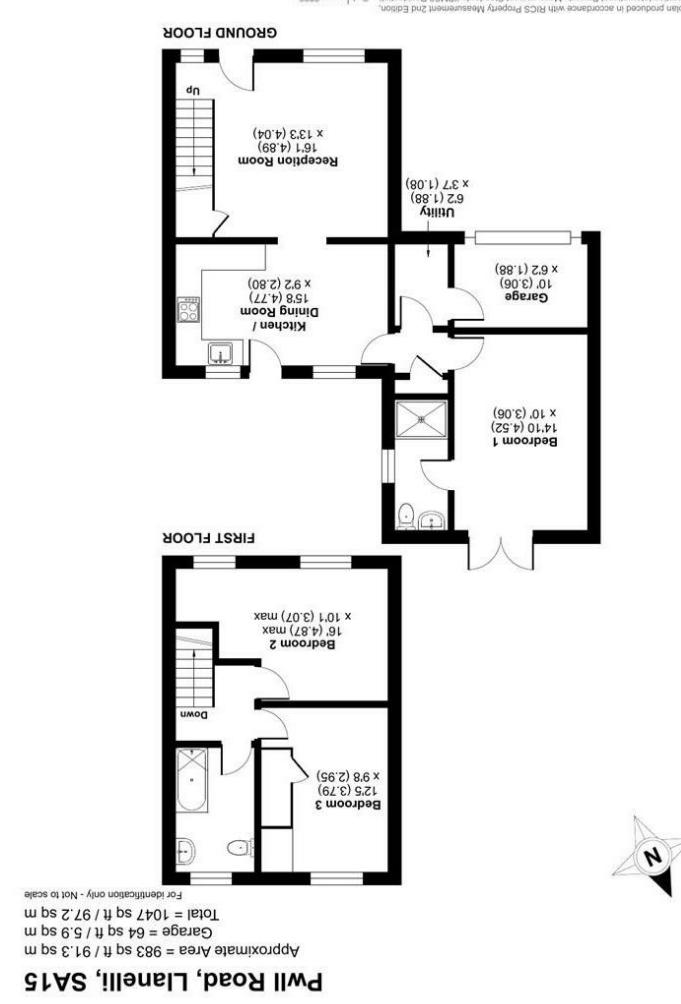


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



FLOOR PLAN

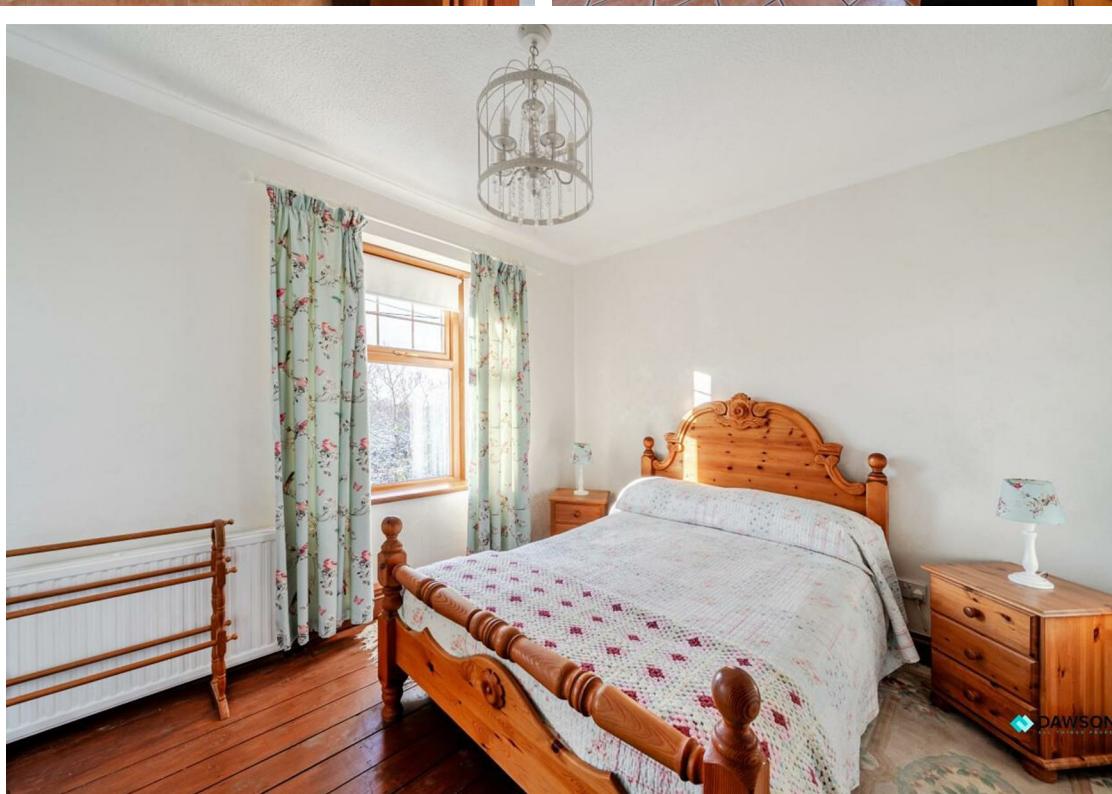


GENERAL INFORMATION

Situated in the sought-after coastal village of Pwll, this attractive semi-detached home enjoys a superb position within a well-established community set on a narrow ledge above the tidal Barry Estuary, perfectly placed midway between Llanelli and Barry Port. The land rises gently away from the coast, allowing for far-reaching views across the estuary towards the Gower Peninsula, creating a scenic and ever-changing backdrop to village life.

Pwll is concentrated along the northern side of the A484 and is part of the Llanelli Rural community, offering a blend of coastal living and everyday convenience. The village benefits from a local shop, post Office, a selection of public houses, a primary school, and active senior and junior football teams, fostering a strong sense of local identity.

One of Pwll's standout features is the traffic-free Millennium Coastal Path, which runs along the seaward side of the village. This popular greenway provides walkers and cyclists with a thirteen-mile coastal route from Bynea to Pembrey, passing close to the property and offering stunning views across the estuary to the Gower Peninsula. The path also highlights Pwll's unique place in history, including the nearby commemorative plaque marking Amelia Earhart's 1928 transatlantic landing on the sands off Pwll.



First Floor

Landing

Bedroom Two
15'11" x 10'0" max (4.87m x 3.07m max)

Bedroom Three
12'5" x 9'8" (3.79m x 2.95m)

Family Bathroom

Parking
Drive and Garage

Council Tax Band= C

Tenure= Freehold

EPC=D

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (BILLED)
Broadband - Talk Talk - fibre
Mobile -
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

