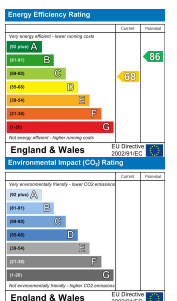




## 1 Blaen y Berllan, Graig, Burry Port, Carmarthenshire, SA16 0DG

- Traditional, Semi-detached Cottage
- Two Reception Rooms & Dining Room
- Parking & Garage
- Sought After Location in Burry Port
- EPC RATING E. COUNCIL TAX BAND C.
- Four Bedrooms
- Cloakroom & Upstairs Bathroom
- Garden to the side
- One To View!



£210,000

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**



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

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains water, electric, gas and sewerage. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on AKF/SC/0824/OK

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.

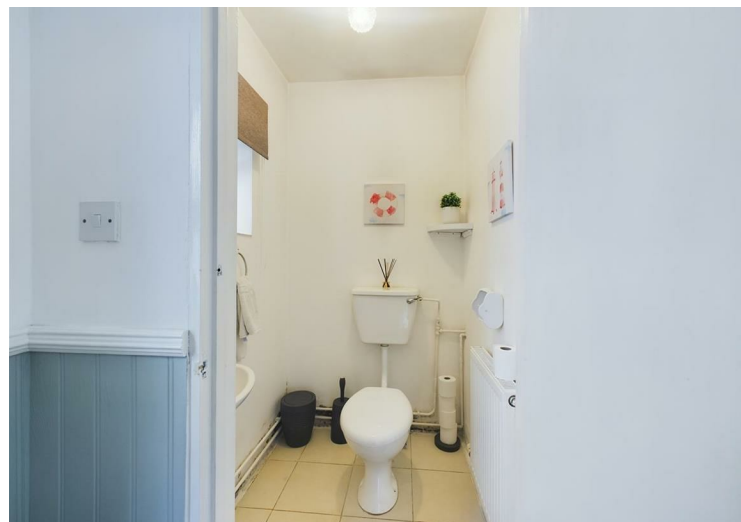
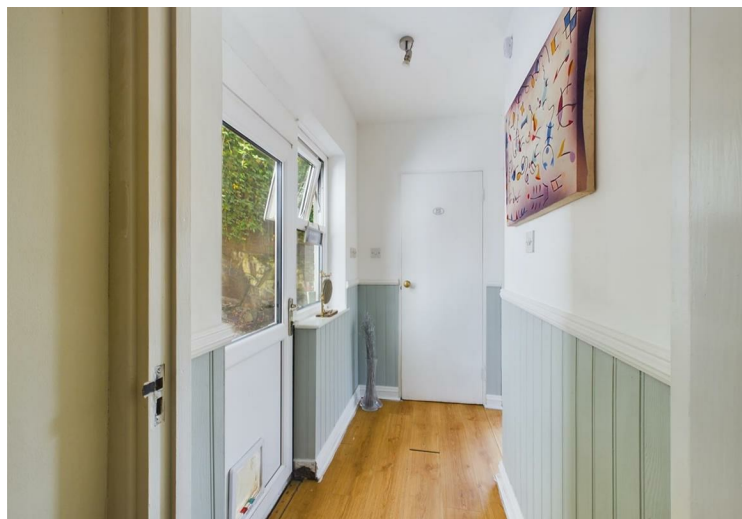
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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Situated in the sought after area known as "The Graig", Burry Port and new to the market we here at West Wales Properties have pleasure in offering this traditionally built, four bedroom, semi-detached cottage for sale. Lovingly known as "Blaen Y Berllan" which translated means "tip of the orchard", an appropriate name for this property as it was originally built to look after the orchard where Isgrraig now sits. This charming cottage offers two reception rooms, cloakroom and upstairs bathroom and a pleasing flow. EPC RATING D.

Accommodation comprises: Hallway, lounge, sitting room, dining room, inner hallway, cloakroom, kitchen, four bedrooms and bathroom. Externally, parking to the front, small driveway leading to a detached garage. Rear patio area with the natural Crag. The majority of the garden is to the side and slopes upwards and is a work in progress.

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.



**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\* Traditionally built. Mains gas, water, electric and sewerage. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- all network coverage for O2, EE, Three and Vodaphone. The property is a coal mining area; a mining report is recommended. The garden is on an upward slope and is a work in progress. Asbestos roof on the garage. The rear courtyard area backs onto the Crag.

**HALLWAY**

**LOUNGE**

**SITTING ROOM**

**INNER HALLWAY**

**CLOAKROOM**

**KITCHEN**

**LANDING**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**BEDROOM 4**



**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, keep on following the road until you get to a set of traffic lights on top of a hill. After these lights turn right onto "The Graig", follow the road going past the "Isgrraig" estate and the property is situated straight in front of you, the semi on the right.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.