

Approximate total area^m
919.68 ft²
85.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

CIRAFFE360

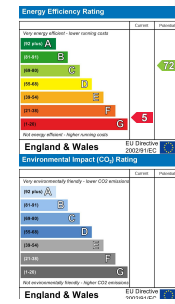


Glan Llyn The Graig, Burry Port, Carmarthenshire, SA16 0EA

- Semi-detached Traditional Cottage
- Downstairs Cloakroom & Upstairs Bathroom With Separate Cloakroom
- Two Reception Rooms
- Gas LPG, New Boiler Fitted
- Outbuildings
- Three Bedrooms
- Newly Renovated Kitchen
- Total Plot size 0.23
- Woodland & Coastal Views From the Top of The Garden
- EPC RATING G. COUNCIL TAX BAND B.

£264,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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

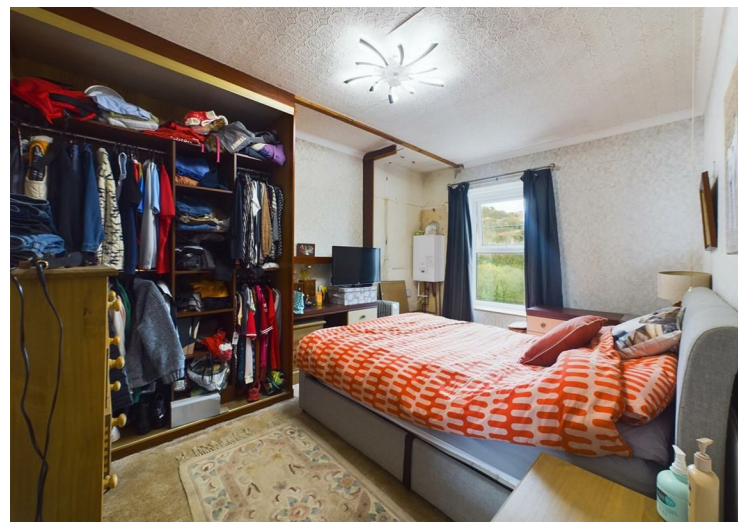
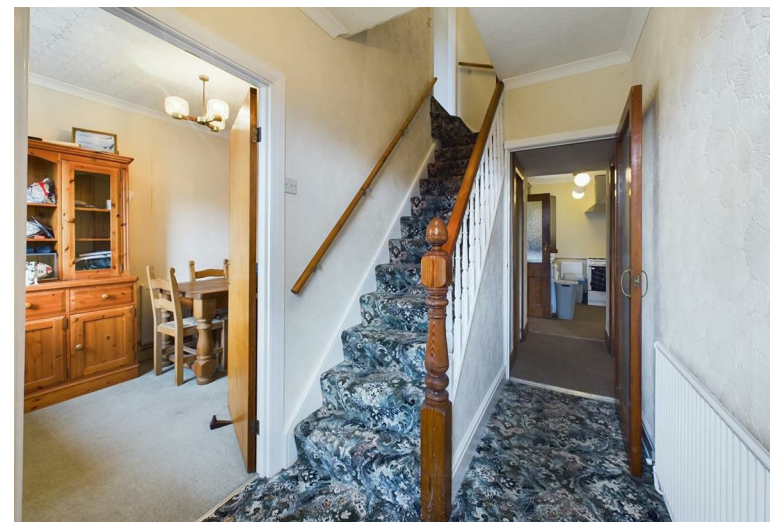
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, electric and sewerage. LPG gas. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps

Take on JHL/SC/0424/draft

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.

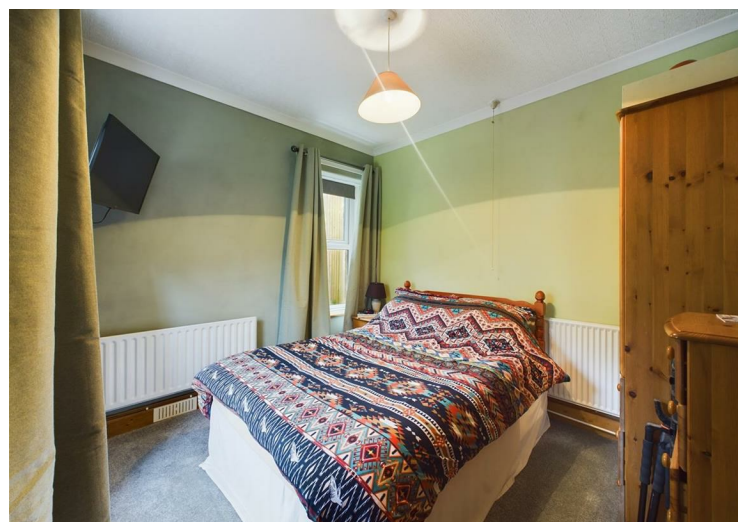
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Encompassed by the peaceful surroundings of woodland, a stream flowing along its boundary, and an expansive garden, we are pleased to offer this three-bedroom, stone-built semi-detached COTTAGE. Situated off the main road of Burry Port in the desirable "Graig" with only a scattering of near neighbours, the cottage was built in 1912 and sits within generous-sized grounds of 0.2 of an acre. This property should be seen just for the location, especially if you want peace and quiet. Call us today on 01554 759655. EPC RATING G.

Accommodation comprises a hallway, lounge with log burner, sitting/dining room, newly renovated kitchen, downstairs cloakroom, upstairs cloakroom, separate bathroom, two double bedrooms, and one spacious single. Externally, there is an open-aspect elevated frontage, driveway to the side, and outbuilding. An expansive garden that stretches up the hill offers three tiers. The tiers incorporate a hot tub and seating areas to enjoy the surroundings, including country views across to the coast. There is also a garden shed, three brick-built outbuildings, and, further up the garden, a former stone-built piggery (The piggery is dilapidated) —additional parking is across the road.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. It is well-known because Amelia Earhart landed there as the first woman to fly across the Atlantic Ocean. The Pembrey Burrows dune and wetland system, home to a country park and the Cefn Sidan sands lie nearby. The harbour has recently been redeveloped and offers a view of the stunning Gower Coastline opposite.



..AGENTS VIEWING NOTES

KEY INFORMATIONTraditional build. Mains water, electric and sewerage connected. LPG gas. The garden is on an incline, and two outbuildings need repair at the top of the garden. A stream runs down the side of the boundary. For this location according to Ofcom this is the following information: Broadband availability- Superfast (33 Mbps), Mobile availability-all mobile phone providers are likely. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is a high flood risk from surface water and small watercourses, information taken from Natural Resources Wales and results for the area within 10 metres of GLAN LLYN, GRAIG, BURRY PORT, SA16 0EA. The property is in a coal mining area; a mining report is recommended.

HALLWAY

SITTING/DINING ROOM
14'0" x 7'9" (4.28 x 2.37)

LOUNGE

14'0" (max) x 10'4" (max) (4.28 (max) x 3.15 (max))

INNER HALLWAY

UNDERSTAIRS CUPBOARD

KITCHEN

10'1" x 9'3" (3.09 x 2.82)

REAR HALLWAY

CLOAKROOM

4'6" x 4'3" (1.38 x 1.32)

LANDING

BATHROOM

6'9" x 5'10" (2.07 x 1.79)

BEDROOM 1

14'0" (max) x 10'4" (max) (4.29 (max) x 3.15 (max))

BEDROOM 2

10'6" x 9'4" (3.22 x 2.845)

BEDROOM 3

10'11" x 7'10" (3.34 x 2.39)

UPSTAIRS CLOAKROOM

4'2" x 2'10" (1.29 x 0.88)



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 the road and follow the road as you go past the "Pemberton", up the hill and at the top of "Achddu" lights turn right following the road past the old "Farmers" pub on the left. Follow the road around the bend and continue to follow the road passing the tall old brick stack. Follow the road for a little bit more and you will see two stone-fronted cottages on your left, "Glan Llyn" is the first cottage on your left.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.