



Bron Y Graig , Burry Port, SA16 0DP

£550.000

 3  2  2  E

Davies
CRADDOCK

Davies Craddock are pleased to welcome you to this stunning three-bedroom detached home set in the picturesque location of Y Graig, Burry Port.

This property boasts not only a prime location but also panoramic estuary views that will leave you in awe.

As you step inside, you are greeted by two spacious reception rooms. Three bedrooms, with two bathrooms.

One of the standout features of this property is its beautifully landscaped gardens, complete with an outdoor swimming pool. Additionally, two detached garages and driveway offer plenty of parking space.

There is a neglected cottage on the premises which presents an exciting opportunity for conversion, allowing you to tailor the space to your specific needs and desires.

Don't miss out on the chance to own a piece of paradise in Graig, Burry Port. This property truly offers a unique blend of comfort, style, and potential.

Comprising of :

Entrance

Door into:

Hallway

Stairs to ground floor, wooden flooring, radiator.





Lounge

22'8" x 12'0" approx (6.93 x 3.67 approx)
Windows to fore and side, door to rear opening onto the balcony, wooden flooring, feature fireplace with gas fire, two radiators.

Bathroom

10'8" x 5'8" approx (3.26 x 1.74 approx)
Window to fore, tiled flooring, partly tiled walls, W/C, pedestal wash hand basin, free standing roll top bath, radiator.

Kitchen/Dinning Room

25'9" x 21'10" approx (7.85 x 6.67 approx)
Windows and door to rear, window to fore, wooden flooring, wall and base units with worktop over, integrated fridge freezer, electric double oven, sink and drainer with mixer tap, space for washing machine and dishwasher, three radiators.

Ground Floor Hallway

Laminate flooring, radiator.

Master Bedroom

16'8" x 11'11" approx (5.10 x 3.65 approx)
Window to rear, laminate flooring, radiator.

Bedroom Two

13'3" x 10'5" approx (4.05 x 3.20 approx)
Window to rear, laminate flooring, radiator.

Bedroom Three

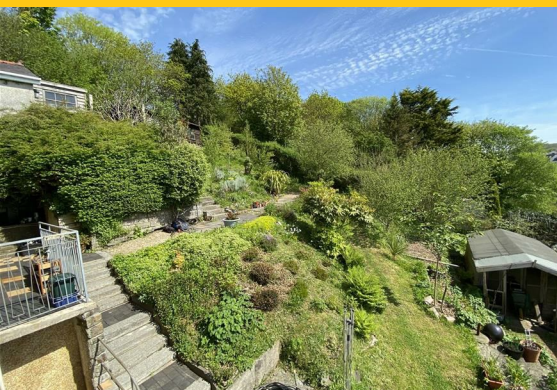
12'10" x 12'0" approx (3.93 x 3.67 approx)
Glazed door to rear opening onto decking, laminate flooring, radiator.

Shower Room

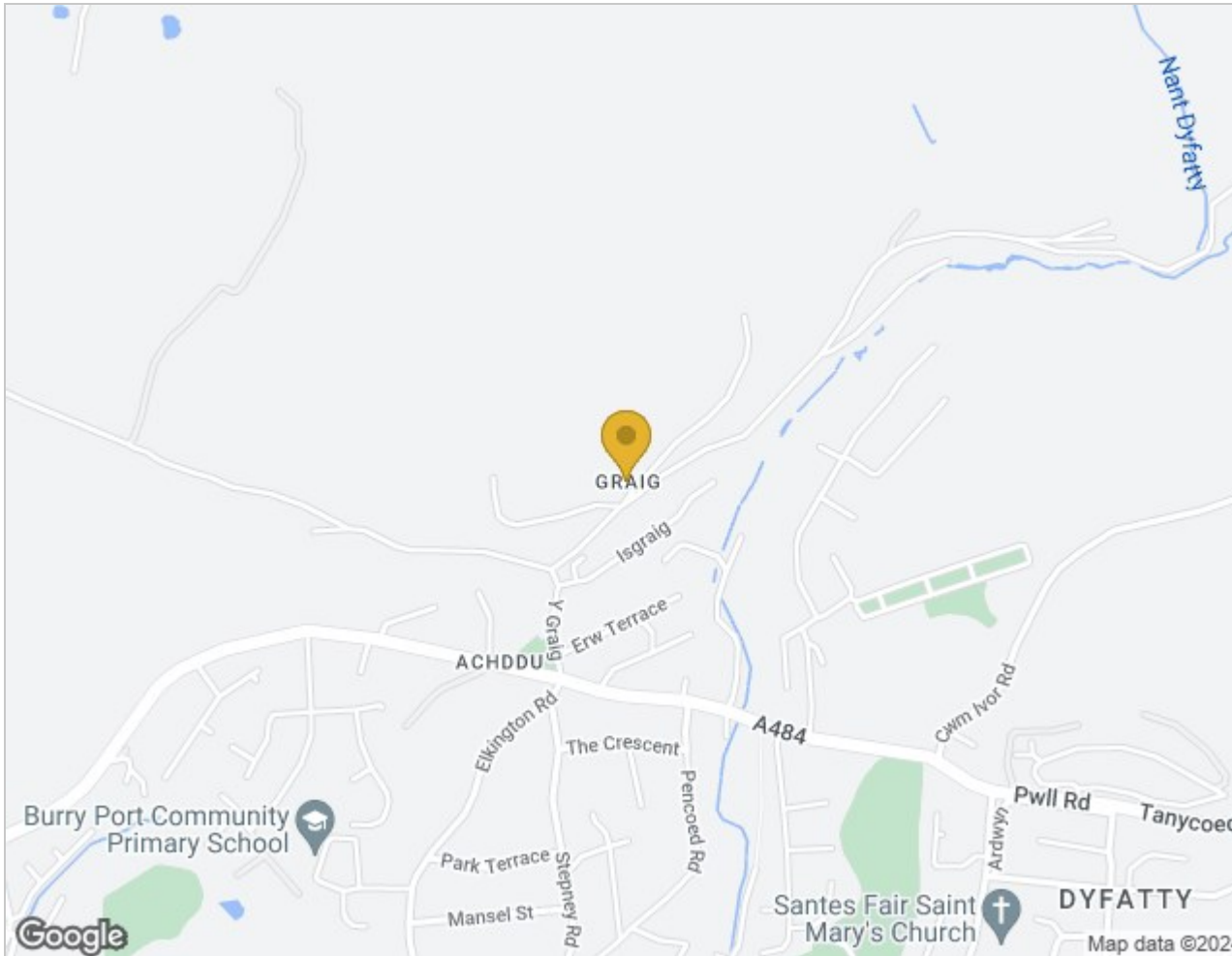
Window to side, tiled flooring, partly tiled walls, W/C, wash hand basin, shower cubicle, radiator.

Externally

Tiered garden with mature trees and shrubs, swimming pool.
Two garages, off road parking.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Three Bedroom Detached Home
- Freehold
- Two Bathrooms
- Off Road Parking, With Two Detached Garages
- Oil Fired Central Heating , Mains Drainage , Electricity & Water
- Sea views
- Swimming Pool
- Council Tax-E (May 24)
- EPC-E
- Approx 134 m2

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise 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.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.