



**Elm House , Burry Port, SA16 0DG**

**£59.995**





AN IDEAL PROJECT FOR  
DEVELOPERS, CASH PURCHASE  
ONLY STRICTLY VIA BLOCK  
VIEWING

Davies Craddock Estates are pleased to  
present for sale this great opportunity  
to purchase this three bedroom  
detached cottage set in the desirable  
location of Y Graig, Burry Port.

Requiring complete renovation  
throughout, this once charming cottage is  
set in an elevated position with sea  
views over the Gower Peninsula and the  
village of Burry Port.

Please note that there is limited access  
up to and onto the property which is  
set at a gradient.

Viewing is essential to fully appreciate all  
that the property has to offer , further  
comprising:

### Entrance

Door into

### Open Plan Lounge Kitchen

26'0" x 15'8" approx (7.94 x 4.78  
approx)

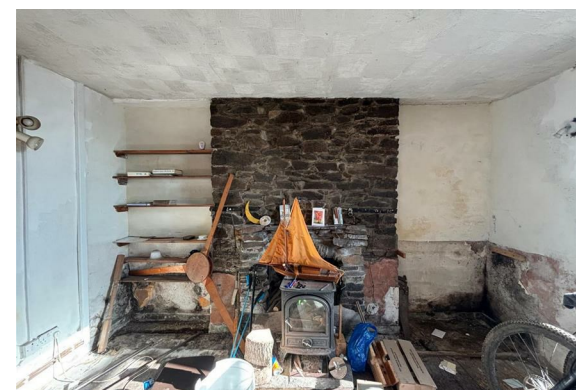
Two windows to fore, window to side,  
feature fireplace with log burner, stairs  
to first floor, two radiators.

### Utility Room

Window and door to sides.

### First Floor Landing

Window to rear, loft access.







### Bedroom One

13'2" x 10'0" approx (4.03 x 3.07 approx)

Window to fore, radiator.

### Bedroom Two

8'3" x 7'6" approx. (2.54 x 2.30 approx.)

Window to fore, radiator.



### Bedroom Three

5'8" x 11'3" (1.73 x 3.45)

Window to side, radiator

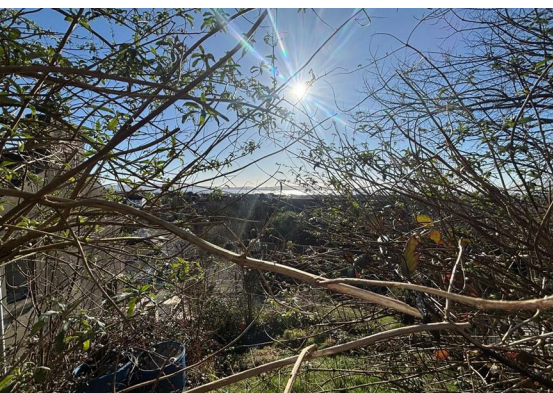
### Bathroom

5'7" x 5'2" approx. (1.72 x 1.60 approx.)

Fitted with panelled bath, W/C, hand wash basin, window to fore.

### External


Steps leading to front of property with patio area. To the rear, a tiered garden with mature trees. Oil tank







- Three Bedroom Detached Property
- Desirable Location
- Oil Central Heating
- Mains Electric, Water & Drainage
- Street Parking
- In Need Of Complete Renovation For Cash Buyers Only
- EPC - TBC - Approx m2- TBC
- Sea Views
- Council Tax - B (Feb 25)
- Freehold

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

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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.