

BRON Y GRAIG Graig, Burry Port, Llanelli, Carmarthenshire SA16 0DP

Price Guide £450,000



- Three Bedroom Detached House with Incredible Panoramic Estuary Views
 - Separate Two Bedroom Derelict Cottage
 - Outdoor Swimming Pool with Small Changing Room
 - Wrap Around Gardens ● Garage, Workshop and Sheds
 - Approx. 0.4 Acres In All

REF: LFJ8105


RURAL SCENE
Village & Country Homes



GENERAL AND SITUATION

Approximate Distances:

Burry Port 0.3 miles • Llanelli 4 miles • Kidwelly 5 miles
Carmarthen 15 miles • Swansea 17 miles • Mumbles 19 miles

A beautifully presented three bedroom home with panoramic undisturbed views over Burry Port and the Loughor Estuary towards Gower, offering versatile living space, lovely gardens, outdoor swimming pool, garage, various sheds and a separate derelict cottage.

Bron y Graig is understood to have been built in the 1970's, the derelict cottage was the original home set in the gardens.

This property is set in the fantastic location of Burry Port which is served by a small supermarket, specialist shops, hairdressers, beauty and skin salons, a good selection of pubs and restaurants as well as primary and secondary schools in both Welsh and English sectors. The harbour is now a marina for small leisure craft and there is a railway station at Burry Port.



THE RESIDENCE

A spacious family home with the living areas on the first floor taking full advantage of the wonderful views, and the bedrooms on the ground floor. There is oil fired central heating and the windows are double glazed. The accommodation in brief is as follows, please refer to the floorplan for approximate room sizes:

The **Main Entrance** is from the driveway, down some stone steps, through a front door which opens into a:

Reception Hall a door on the right leads into the **Lounge** which has a feature gas fire and doors to the rear to the **Balcony** with panoramic views towards the estuary.

From the reception hall a door leads to the **Family Bathroom** offering a free-standing roll top bath, WC and wash basin, tiled flooring and partly tiled walls.

The **Dining Room** has a large window overlooking the panoramic views of the estuary and a door leading out to the **Balcony**. Opening to:

Kitchen which has space for a washing machine, built-in dishwasher, fridge and freezer, LPG hob with an extractor fan and a double oven, windows overlooking the rear garden.

There are wooden floors throughout the first floor.





Moving on downstairs, the flooring is laminate, all the three double bedrooms have fantastic views.

Bedroom One is a large double with big windows, built in cupboards and plenty of room for extra storage.

Bedroom Two has doors leading out onto the timber terrace .

Bedroom Three has built in cupboards.

There is a **Shower Room** with a large shower, wash hand basin and WC.

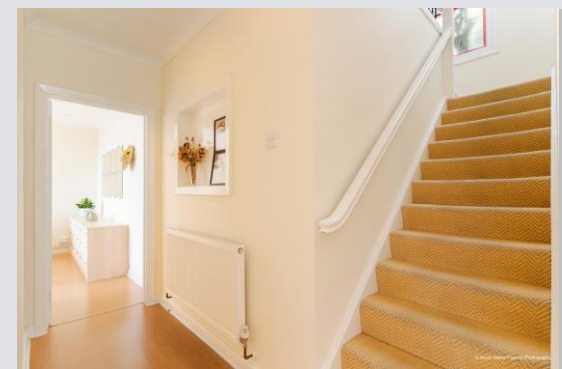


DERELICT COTTAGE

At the bottom of the garden is a derelict two bedroom cottage with its own garden to the front. There is huge potential for refurbishment to create a separate annexe, holiday let, etc., subject to any necessary permissions.

OUTSIDE, OUTBUILDINGS & GARDENS

The property is accessed off the main road along a driveway with parking space for a several cars. There is a **Garage** directly in front with two sets of doors plus a **Second Garage / Workshop** just behind, both with power sockets and lighting. There are **Two Garden Sheds**.



The Garden is tiered with lawns and copper beech trees, bluebells and a small **Garden Shed**.

Within the top garden is a fantastic **Swimming Pool** set in wooden decking with a small **Changing Room** and a **Shed** which houses the pool equipment.

**THE GARDENS AND GROUNDS EXTEND IN ALL TO APPROX. 0.4 ACRES
(About 0.16 Hectares)**



01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** E

DIRECTIONS

From Pwll head towards Burry port on the A484 and just before the Capel Jerusalem bus stop, take the right hand road Y Graig. Follow the road all the way round to the right until reaching a fork in the road and take the upper road, which leads up to Bron Y Graig, the last house on the right.

what3words ///spirit.shuts.trickling



01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Bron Y Graig** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

