

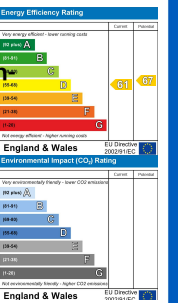


Machlud Yr Haul The Graig, Burry Port, Llanelli, Carmarthenshire, SA16 0DG

- Uniquely Built, Traditional, Detached Property
- Two Reception Rooms
- Panoramic Views Of The Stunning Coastline!
- Spacious Plot Measuring 0.25 of an Acre
- EPC RATING D. COUNCIL TAX BAND F.
- Four Bedrooms
- Downstairs Shower-room, Upstairs Bathroom & En-suite Shower-room
- Ample Parking & Garage
- Sought After Location

£450,000

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



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The Agent that goes the Extra Mile





Wow, what a view, what a location and what a unique property! Lovingly built by the vendors over 20 years ago and has been a well-loved family home which is now looking for it's next owners to love and make happy memories. Perfectly positioned to take in that stunning coastal view, we here at West Wales Properties are excited to show all you lucky buyers this unique property, "Machlud Yr Haul". Translated into "The setting of the sun" this property certainly does live up to it's name and being situated in the sought after "Graig", Burry Port offers peace and quiet but not too far from Burry Port town center. Call us today on 01554 759655 to get your appointment booked!

Accommodation comprises : Hallway, lounge with dual aspect panoramic views, l-shaped utility room, shower room, kitchen/diner, sitting room/snug with dual aspect panoramic views, landing good-size bathroom, four bedrooms-three are king-size rooms with the master having an en-suite shower room. Externally the property sits on a plot which measures 0.25 of an acre and borders a small stream, has a large sweeping driveway that leads to a garage and the rear of the property. The majority of the garden is laid to lawn with a vegetable growing area at the back. The property is elevated and has a patio terrace to the front to take in those views!

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 because Amelia Earhart landed 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 INFORMATION Traditionally built property built by the vendors. Plot size 0.25 of an acre. Mains water, electric and sewerage connected. Oil central heating- oil tank situated at the rear. The cooker is run by Gas LPG bottles. Council tax band F. Gentle upward loped path leading to the property entrance. One side of the boundary has a stream running down along side it which takes the water from The Graig. The neighbouring property situated adjacent to the stream has had an infestation of Japanese Knotweed and they have made the vendors aware that they have a treatment plan in place-no Japanese Knotweed has been found on Machlud Yr Haul. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability— full mobile phone

coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4/OFFICE

GARAGE

HALF-HEIGHT BASEMENT AREA FOR STORAGE

HALLWAY

LOUNGE

L-SHAPED UTILITY ROOM

SHOWER ROOM

KITCHEN/DINER

SITTING ROOM/SNUG

L-SHAPED LANDING

BATHROOM

BEDROOM 1



DIRECTIONS

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