



St Helena Cottages

Graig, Burry Port, SA16 0ED

Offers In Region Of £134,950

Property Features

- 3 Bedrooms
- Off Road Parking
- Good Size Garden
- uPVC Double Glazing
- Oil Central Heating
- Cottage
- Semi-Detached
- Popular Location
- No Chain
- Close to Amenities

Full Description

DESCRIPTION

Cymru Estates are delighted to offer For Sale this 3 bed semi-detached cottage located in Burry Port. The accommodation comprises of Lounge, Kitchen, 3 Bedrooms and first floor bathroom. The property benefits from off road parking, good sized garden, oil central heating and uPVC double glazing, no chain. Close proximity to Burry Port Harbour and Pembrey Country Park

EPC rating - D

ENTRANCE

Via uPVC double glazed farm style door with obscure glass into:

LOUNGE/DINER

13' 8" x 21' 11" (23' 11" into alcove) (4.17m x 6.68m)

Smooth ceiling with feature beams, two radiators, two uPVC double glazed windows to front, feature exposed stone wall with fireplace, open fire & tiled hearth, smoke alarm, open tread staircase to first floor, door to:

KITCHEN

5' 8" x 24' 0" (1.73m x 7.32m)

Fitted with a range of base & wall units with complimentary work surface over, stainless steel sink unit, integrated electric oven, grill & 4 ring hob with extractor hood over, space for fridge/freezer, walls tiled over work surface, tiled floor, radiator, plumbing for washing machine, space for tumble dryer, smooth & coved ceiling, central heating boiler, two uPVC double glazed windows to rear, one uPVC double glazed window to side, uPVC double glazed door to side with obscure glass.

FIRST FLOOR

LANDING

Smooth ceiling, hatch to attic space.



BEDROOM 1

9' 8" x 13' 9" (2.95m x 4.19m)

Textured ceiling, uPVC double glazed window to front, radiator.

BEDROOM 2

7' 10" x 13' 8" (2.39m x 4.17m)

Smooth ceiling, uPVC double glazed window to front, radiator, built in storage cupboard.

BEDROOM 3

11' 5" x 5' 9" (3.48m x 1.75m)

Currently being used as a study, uPVC double glazed window to rear, smooth ceiling, radiator.

DRESSING ROOM/ BEDROOM 4

5' 1" x 7' 6" (1.55m x 2.29m)

Textured ceiling, radiator, uPVC double glazed window to front.

BATHROOM

Fitted with a three piece suite comprising of low level W.C., panelled bath with shower over and pedestal wash hand basin, fully tiled walls, textured & coved ceiling, radiator, uPVC double glazed window to side & rear with obscure glass, extractor fan.

EXTERNAL

low stone wall to the fire with gate leading to property, side driveway providing off road parking, steps up to elevated sloping side garden laid to lawn with mature trees.

DISCLAIMER

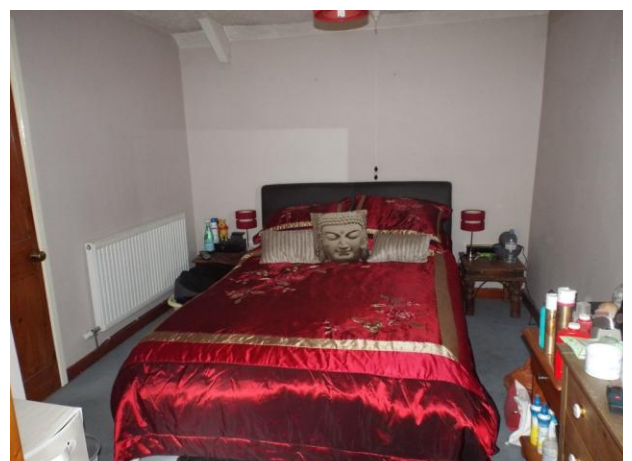
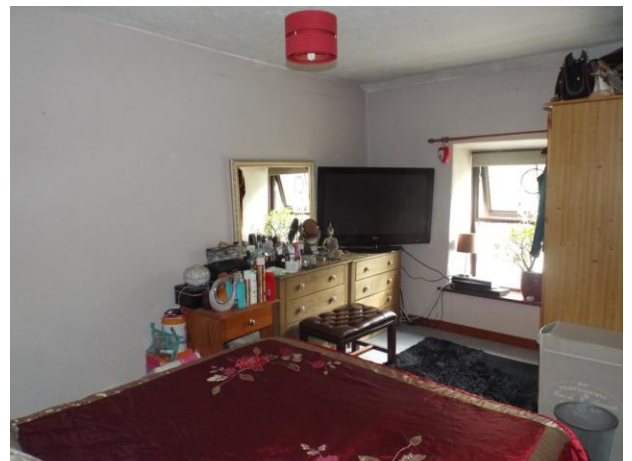
GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.





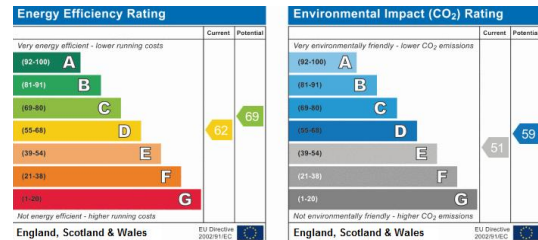
DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements