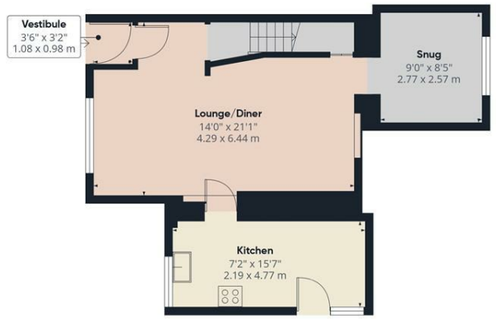
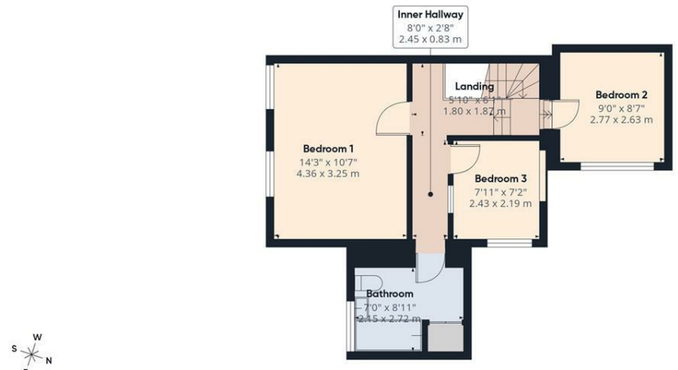


Floor 1



Floor 2

Approximate total area(1)

897 ft²

83.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, sewerage and water connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

WHAT3WORDS///reapply.notched.gong

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on JHL/SC/0926/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

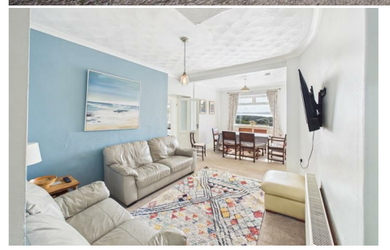
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



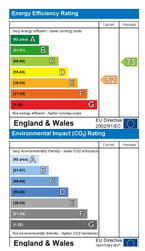






15 Ocean View, Graig, Burry Port, SA16 0DN

- **Semi-detached Traditional Property**
- **Three Bedrooms**
- **Commanding Coastline Views From Front & Elevated Rear Garden**
- **Tiered Rear Garden With Spacious Decked Seating Areas To Enjoy The Relaxing Coastline View!**
- **Chain-free!**
- **Lounge/Diner & Snug/Office/Playroom**
- **Parking For One Vehicle To Front**
- **EPC RATING TBC. COUNCIL TAX BAND B.**



£190,000

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile













Situated in the sought after location of The Graig, Burry Port on Ocean View we have for sale this semi-detached property with a panoramic view of the serene coastline, hence "Ocean View"! Chain-free and ready to welcome you all through the door this traditional property offers you peace and quiet with relaxing natural surroundings, but not to far from Burry Port town center, a popular coastal town. Viewing is highly recommended to appreciate the size, presentation and most of all the idyllic location. Call us today on 01554 759655 to come and experience the charm for yourself. EPC RATING TBC. COUNCIL TAX BAND B.

Accommodation comprises : Vestibule, lounge/diner, snug/office/playroom, kitchen, landing, three bedrooms and bathroom. Externally, open-aspect frontage with parking for a vehicle. Gated access to the side leading to a patio seating area to the side to enjoy the views. Gated access with steps leading up to a tiered garden which offers two decked areas and the remainder of sloping lawn and block-built shed. Commanding views from the elevated garden.

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 to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean.

..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built. Mains water, electric and sewerage connected. Oil central heating. Council tax band B. There is a flat roof over bedroom 2. The garden has steep steps and is elevated and tiered (beautiful views of the coastline). For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1800 Mpbs), Mobile availability- Full coverage with all networks.. From the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///reapply.notched.gong

HALLWAY

LOUNGE/DINER

SNUG/OFFICE/PLAYROOM

KITCHEN

LANDING

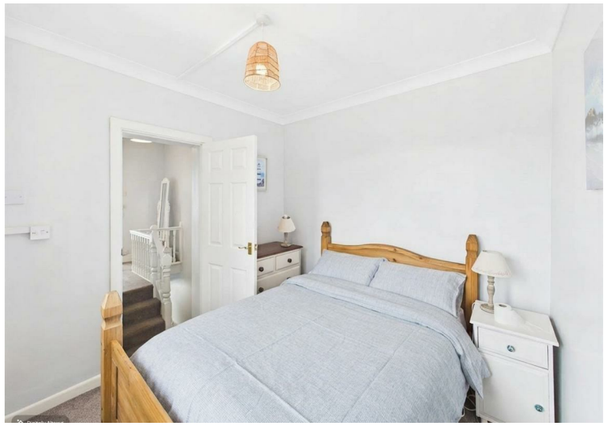
BATHROOM

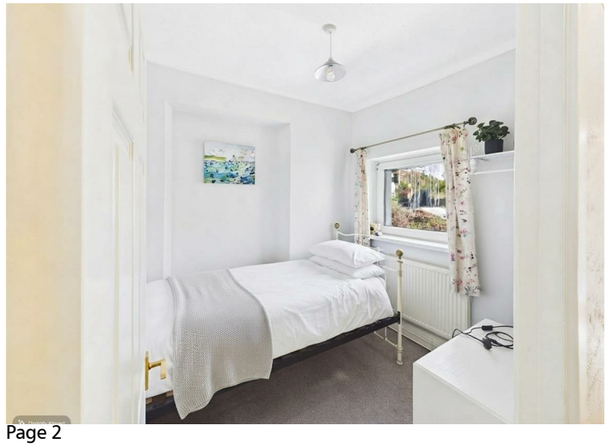
BEDROOM 1

BEDROOM 2

BEDROOM 3











DIRECTIONS

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