



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 water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'F'

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

Take-on AKF/SC/1225/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

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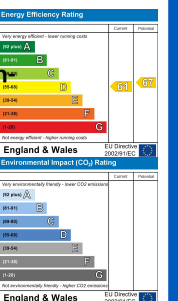


## Machlud Yr Haul The Graig, Burry Port, Llanelli, Carmarthenshire, SA16 0DG

- 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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

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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.

**HALLWAY**

**LOUNGE**

**L-SHAPED UTILITY ROOM**

**SHOWER ROOM**

**KITCHEN/DINER**

**SITTING ROOM/SNUG**

**L-SHAPED LANDING**

**BATHROOM**

**BEDROOM 1**

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

**BEDROOM 3**

**BEDROOM 4/OFFICE**

**GARAGE**

**HALF-HEIGHT BASEMENT AREA FOR STORAGE**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.