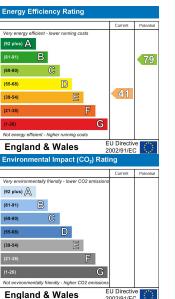


Mount Pleasant Cottage Ocean View, Graig, Burry Port, Carmarthenshire, SA16 0DW

- Traditionally Built Detached Property
- Two Reception Rooms- Log-burner in the Cwtch
- Modern Kitchen/Diner/Family Room With Stunning Panoramic Coastal Views
- Spacious Rear Level Garden with Decked Area To Enjoy Those Breathtaking Coastal Views
- One To View!
- Three Bedrooms
- Downstairs Cloakroom & Upstairs Family Bathroom
- Parking To the Front
- One of the Most Sought After & Desirable Coastal Locations In Burry Port
- EPC RATING E. COUNCIL TAX BAND C.



£325,000

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



..AGENTS VIEWING NOTES
KEY INFORMATION Traditionally built property. Mains water, electric and sewerage connected. Oil central heating. Council tax band C. There are steps leading down to the property. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- Full coverage for all mobile networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is an easement on the title with regards to the neighbouring property which allows access to the car parking space. There are covenants on the title which refers to ; right of light and air, the use of all drains, watercourses and service on the land for all vendors to use and not to cause a nuisance to other neighbours- we have got a copy of the land registry on file and we advise you request a copy.
WHAT3WORDS : //diplomas.marked.ever

HALLWAY
CLOAKROOM/UTILITY ROOM
CWTCH
INNER HALLWAY

OFFICE
KITCHEN/DINER/FAMILY ROOM
INNER HALLWAY
LANDING
FAMILY BATHROOM
BEDROOM 1
BEDROOM 2
BEDROOM 3



DIRECTIONS
At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left, keep on following the road until you get to a set of traffic lights on top of a hill. After these lights turn right onto "The Graig", follow the road going past the "Israig" estate, round a right-hand bend. Follow the road up and you will see a junction to your left and a tight left-hand bend, take this turning and follow the road up and you will come to a part of the road with a sign for "Graig House" on your left. There is a parking space right before this entrance that belongs to the property. Mount Pleasant Cottage is situated behind this wall on a lower-level. WHAT3WORDS : //diplomas.marked.ever

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