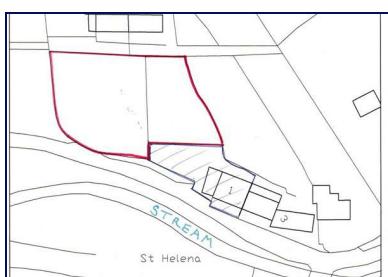


# 1 St Helena, Graig, Burry Port, Carmarthenshire, SA16 0ED



Offers in the region of £179,995



Miners cottage with approximately a quarter of an acre of garden and woodland to the side of the cottage in this quiet hidden valley in the Graig area of Burry Port, popular coastal town.

Please note the cottage does require some works.

The cottage is the first in a block of three, dating back we have been informed as over 200 years old, solid stone walls, off road parking next to the house and tucked away with woods enveloping you on this no through road.

Used as a successful holiday let and also a charming home. Garden is all to the side of the cottage and sweeps up the side of the valley, currently largely woodland but could be cultivated further, there is a grassed garden closer to house. Living space offers you one large living room with wood burning stove, galley kitchen running the full width of the cottage. First floor 3 bedrooms a study/dressing room, and bathroom. You really feel away from the world in the valley St Helena sits in with the sound of the stream close by, your haven of birds and trees yet you can still stroll into Burry Port and the coastline.

EPC: D Square Metres: 81 Council Tax Band: C

## **Lounge/Dining Room**

**24' x 13'72 (7.32m x 3.96m)**

Stairs lead to first floor, wood burning stove, two central heating radiators, open ceiling beams, two windows to the front.



## **Kitchen**

**23'97 x 6'49 (7.01m x 1.83m)**

Fitted with a range of matching base and wall units, sink, integrated oven with ceramic hob and extractor, space for washing machine, space for fridge freezer, tiled walls, tiled flooring, central heating radiator, space for seating area, two windows to the rear, part glazed side door and window to the side.



## **Landing**

**13'25 x 5'92 (3.96m x 1.52m)**

Doors lead off to:

## **Bedroom One**

**13'81 x 9'72/7'99 (3.96m x 2.74m/2.13m)**

Window to the front, central heating radiator, ceiling height of 7'31

## **Bedroom Two**

**13'92 x 7'82 (3.96m x 2.13m)**

Window to the front, central heating radiator, ceiling height of 7'31, airing cupboard with radiator and shelves.

## **Bedroom Three**

**11'81 x 5'87 (3.35m x 1.52m)**

Window to the rear, central heating radiator.

## **Study/Dressing Room**

**7'43 x 5'22 (2.13m x 1.52m)**

Window to the front, central heating radiator.

## **Bathroom**

**12'16 x 5'76 (3.66m x 1.52m)**

Fitted with a three piece suite comprising of a low level W.C, vanity hand wash basin, paneled bath with shower over, tiled walls, central heating radiator, coved ceiling, windows to the side and rear.



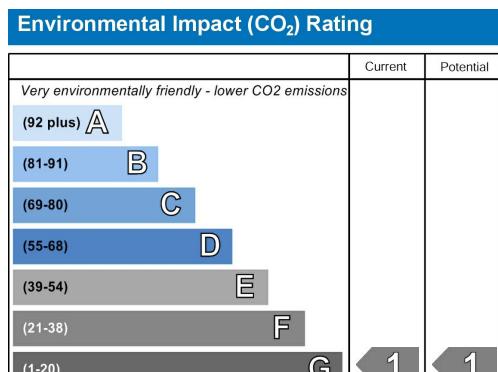
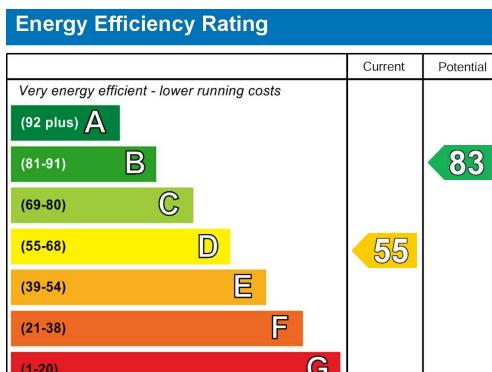
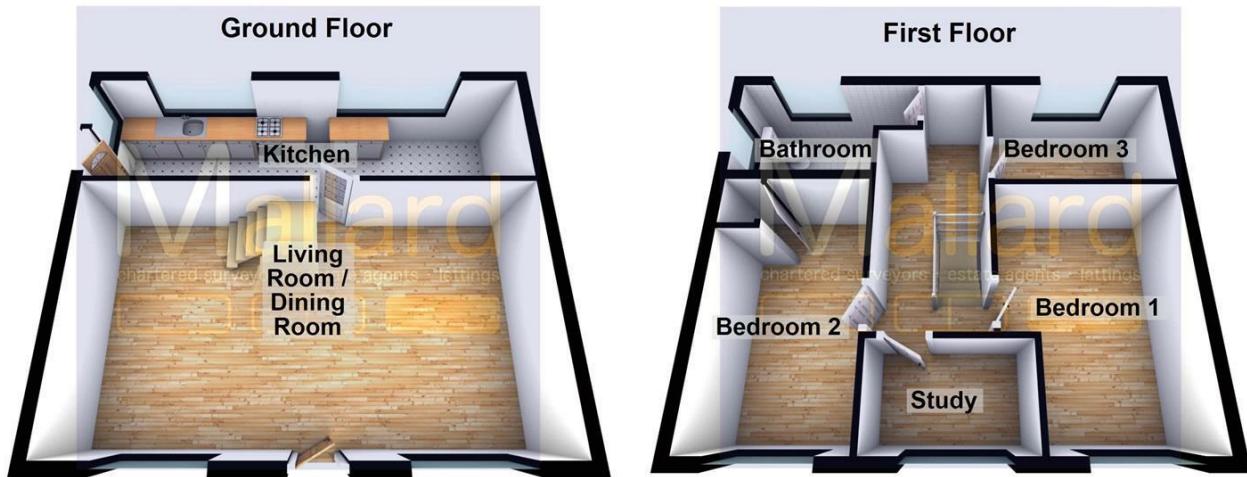
## **External**

the front of the property has a pretty front forecourt. The land to the side of the property steps up to a lawned garden, leading to remaining woodland garden, parking bay to side.



## **Services**

We are advised electric and water are mains and central heating is oil fired.



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

**NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**

#### **Chartered Surveyor Services**

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.