

Frondeg Graig, Burry Port, Carmarthenshire, SA16 0DY



Asking price £225,000



Frondeg is a dream of a two double bedroom Detached cottage with all important off road gated parking and garage, in the Graig area of Burry Port, always, a rural aspect yet access to Burry Port itself with its harbour, beaches, cafes and central train station. Offers a deceptive garden that stretches up the hill and into the woods, perfect for meandering or landscaping further, in addition to the patio terrace closer to the cottage. Living space offers kitchen, open plan living room dining room and hallway to ground floor, and the two bedrooms and bathroom to the first floor. It has been loved and well looked after by the current owner. Oil central heating. There is no onward buying chain.

EPC : F Square Metres: 82 Council Tax Band: TBC

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Entrance Hallway

Stairs to first floor, laminate flooring, radiator with cover, wall mounted fuse box, coving.



Living Dining Room

22'4 x 12'6 (6.81m x 3.81m)

Window to front and rear, area to front for dining area, two steps lead up to the living room, stone hearth, log burner, understair cupboard space for tumble dryer, laminate flooring, two radiators.



Kitchen

14'6 x 8'4 (4.42m x 2.54m)

Range of base and wall units, worktop housing one and half bowl sink, built in cooker, ceramic hob, space for washing machine, built in fridge and freezer, built in dishwasher, windows to side and front, door to front, floor standing Worcester boiler, vinyl flooring, electric radiator.



FIRST FLOOR

Landing

Window facing rear, loft access, radiator, carpet, coving, feature stone wall.

Bedroom 1

12'8 x 8'9 (3.86m x 2.67m)

Window facing front, radiator, corner cupboard, laminate flooring, coving.



Bedroom 2

10'4 x 9'2 (3.15m x 2.79m)

Window to rear, radiator, laminate flooring, picture rail.



Bathroom

9'7 x 7'7 (2.92m x 2.31m)

W.C., wash hand basin, bath, corner shower, laminate flooring, radiator, cupboard with radiator.



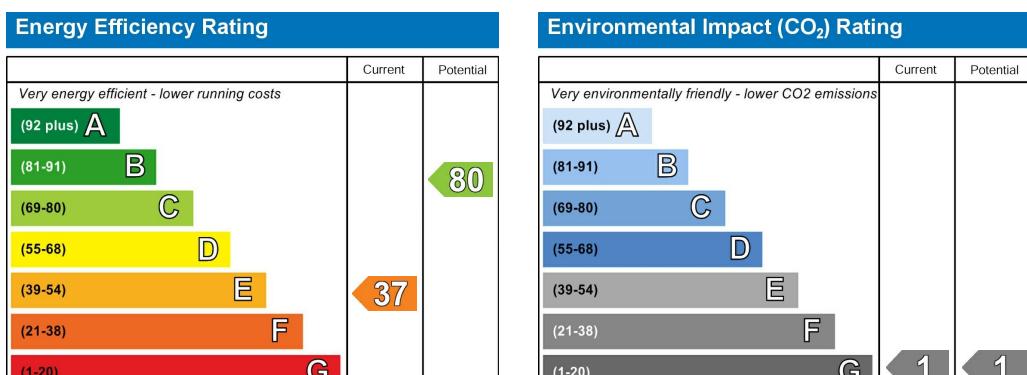
External

Raised front garden walled and gated, side farmyard gate access to driveway, detached garage, gravelled seating terrace, gated access to oil tank to rear of house, store shed, little stone waterfall to rear, steps lead up to the expanse of extensive garden leading up the hill and into the trees. Good views from the top.



Services

Mains electric, mains sewers, oil central heating. Wide angled lense has been used on occasion.



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

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