



Dawsons

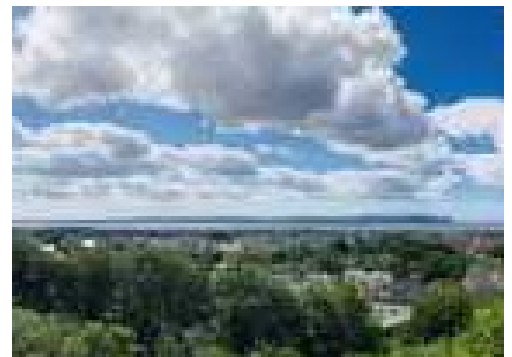
estate agents



Bay View Y Graig, Burry Port, SA16 0DF

**** BREATHTAKING VIEWS OVER TO THE GOWER COASTLINE****

A rare opportunity to acquire a renovated detached property perched in an elevated position to benefit from breathtaking panoramic coastal views overlooking Burry Port and over to the Gower coastline. Also benefits from generous accommodation with a sleek modern/contemporary finish which comprises; Entrance Hallway, Two Reception Rooms, Kitchen/Dining Room, Basement Storage Area, Four Bedrooms including a Master Bedroom with En-suite Shower Room and Family Bathroom.



£375,000

11 Murray Street, Llanelli, SA15 1AQ
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ENTRANCE

Wooden panelled door into:

VESTIBULE

Skimmed ceiling, two uPVC double glazed sash windows to front with panoramic coastal views, mosaic tiled flooring, opening into:

HALLWAY

Skimmed ceiling with inset spotlights, smoke detector, radiator, stairs to first floor.

RECEPTION ROOM ONE 3.864m x 3.539m (12'8" x 11'7")

Skimmed ceiling, uPVC double glazed sash window to front with panoramic coastal views, radiator.

RECEPTION ROOM TWO 3.918m x 3.402m (12'10" x 11'2")

Skimmed ceiling, uPVC double glazed sash window to front with panoramic coastal views, radiator, door into:

KITCHEN/ DINING ROOM 9.234m x 3.723m (30'3" x 12'2")

Skimmed ceiling, patio doors to side, further patio door to side with two uPVC double glazed sash windows, two radiators, fitted with a range of wall and base units with work surface over, 'Range' style free standing cooker, integrated dishwasher, mixer tap with space for sink, built in microwave, integrated fridge freezer, storage unit housing boiler, slate flooring, steps down to Basement storage area.

FIRST FLOOR

LANDING

Skimmed ceiling, smoke detector, loft access.

MASTER BEDROOM 3.873m x 3.544m (12'8" x 11'7")

Skimmed ceiling, uPVC double glazed sash window to front with panoramic coastal views, radiator, door into storage cupboard, door into:

EN SUITE 2.268m x 1.977m (7'5" x 6'6")

Fully tiled walls, tiled flooring, patio doors onto balcony, extractor fan, inset spotlights, three piece suite comprising: wall mounted wash hand basin, WC and shower with rainfall shower head over.

BEDROOM TWO 4.197m x 2.721m (13'9" x 8'11")

Skimmed ceiling, uPVC double glazed sash window to front with panoramic coastal views, radiator.

BEDROOM THREE 3.723m x 3.287m (12'2" x 10'10")

Skimmed ceiling, uPVC double glazed sash window to side, radiator.

BATHROOM 2.597m x 1.336m (8'6" x 4'5")

Skimmed ceiling with inset spotlights, uPVC double glazed sash window to rear, fully tiled walls, tiled flooring, three piece suite comprising: bath with rainfall shower head over and folding shower screen, wall mounted wash hand basin and WC.

BEDROOM FOUR 4.189m x 3.103m (13'9" x 10'2")

Skimmed ceiling, loft access, uPVC double glazed sash window to side, radiator.

EXTERNAL

Off road parking for multiple vehicles, terraced garden in need of landscaping.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

