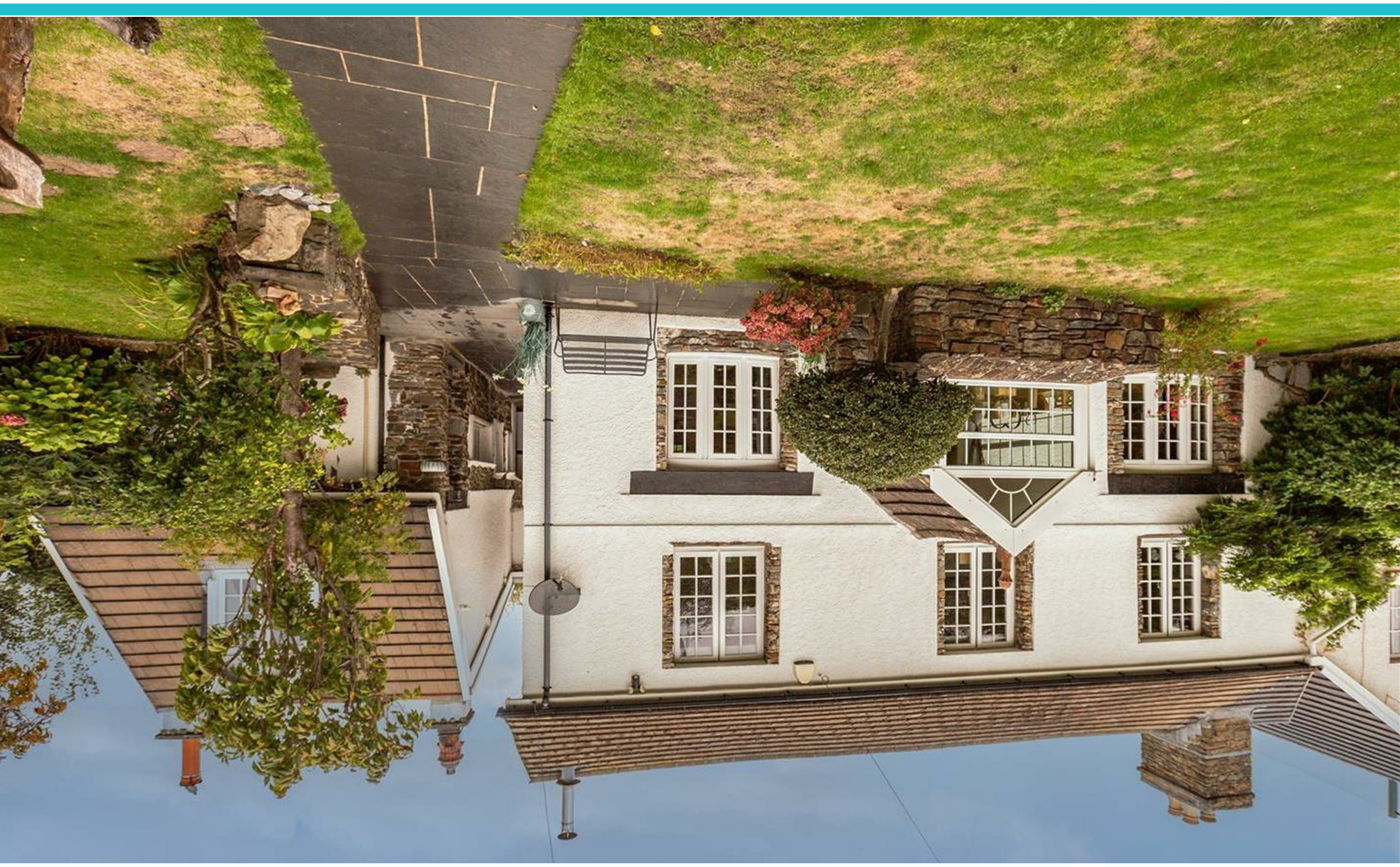
The Links

Burry Port, Llanelli, SA16 0HS

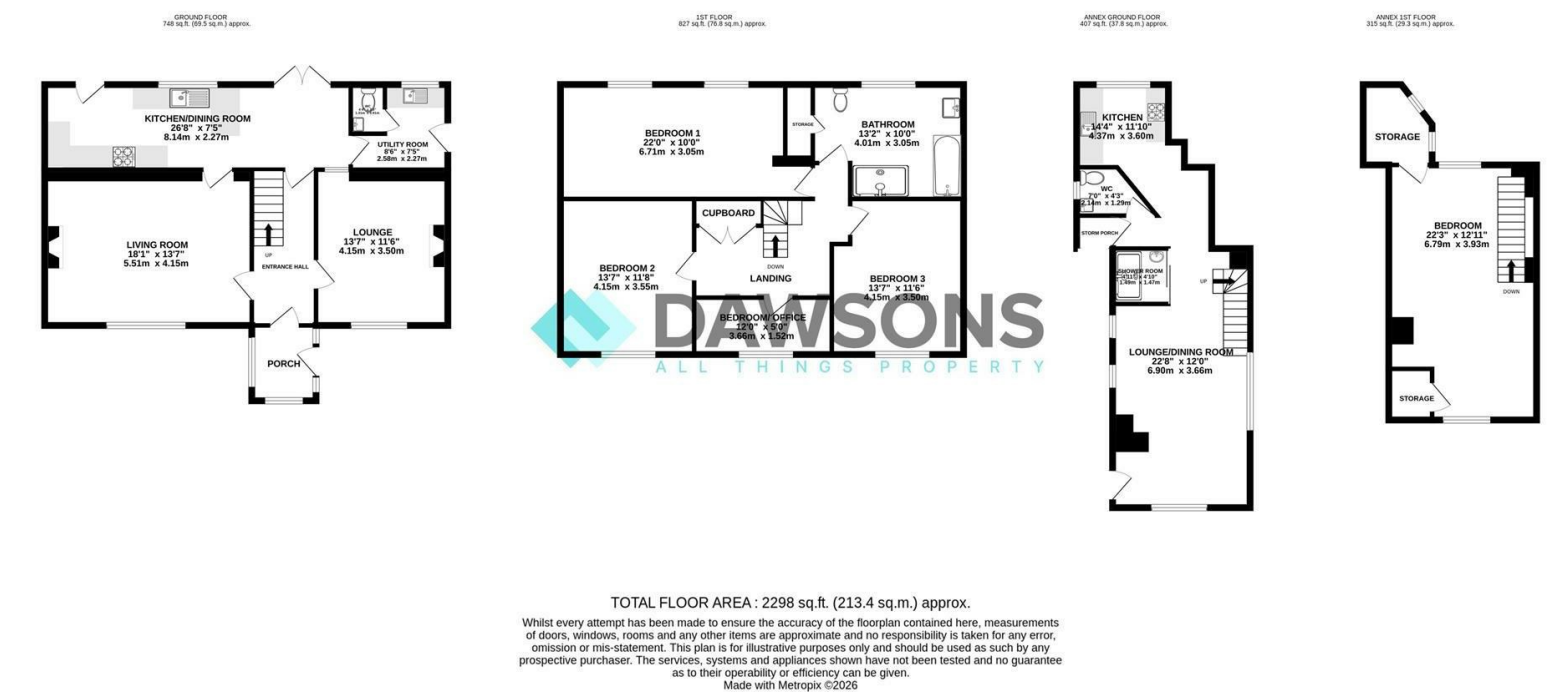
Offers Around £550,000

4 | 1 | 2 | C

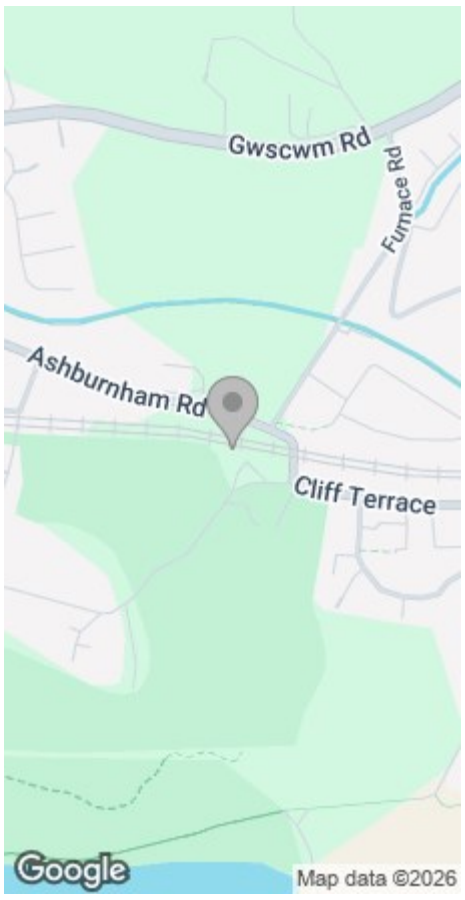
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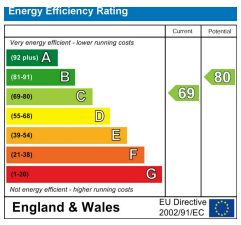
FLOOR PLAN



AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Set on the Links at Burry Port, beside the renowned golf course, Cliff Cottages is a truly distinctive property with a fascinating history dating back to the early 1800s. Once the general store, drapery and first post office in Pembrey, the cottage was an important part of village life and retains a wonderful sense of its past.

The current homeowners have undertaken a carefully considered restoration, bringing the property up to date while preserving the character and integrity of its original build. Original brickwork has been thoughtfully exposed and incorporated into the interiors, complemented by natural and raw materials that add warmth, texture and authenticity.

The result is a beautifully balanced home where historic character meets contemporary comfort. Every element has been carefully considered to retain the soul of the original cottage while creating a warm, welcoming and highly individual home.

The Lodge has received the same sensitive treatment, sympathetically restored to complement the main cottage and provide additional, versatile accommodation.

Outside, the property benefits from a private rear garden, together with additional land directly opposite, which includes a charming summer house. There are also two garages, providing excellent storage and parking.

With its remarkable history, original features, considered







FULL DESCRIPTION

MAIN COTTAGE

Porch

Hallway

Entrance

Living Room
18'0" x 13'7" (5.51m x 4.15m)

Snug
13'7" x 11'5" (4.15m x 3.50m)

Kitchen/Breakfast Room
26'8" x 7'5" (8.14m x 2.27m)

Utility Room with WC
8'5" x 7'5" (2.58m x 2.27m)

First Floor

Landing

Bedroom One
22'0" x 10'0" (6.71m x 3.05m)













Bedroom Two
13'7" x 11'7" (4.15m x 3.55m)

Bedroom Three
13'7" x 11'5" (4.15m x 3.50m)

Bedroom Four/Office
12'0"x 4'11" (3.66mx 1.52)

Family Bathroom
13'1" x 10'0" (4.01m x 3.05)

EPC =C

THE LODGE

Open Plan Living Area
22'7" x 12'0" (6.90m x 3.66m)

Kitchen
14'4" x 11'9" (4.37m x 3.60m)

Shower Room
4'10" x 4'9" (1.49m x 1.47m)

WC

First Floor

Bedroom
22'3" x 12'10" (6.79m x 3.93m)

EPC RATING FOR LODGE=E

External

Parking
Driveway and 2 Garages

Council Tax band = E

Tenure
Freehold

Services
Heating System - MAINS GAS/ UNDERFLOOR HEATING IN THE MAIN COTTAGE
Mains gas, electricity, sewerage and water (billed)
Sewerage - Septic tank
Broadband - The current supplier is Sky (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





