

Approximate total area⁽¹⁾
811.92 ft²
75.43 m²

Reduced headroom
43.59 ft²
4.05 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

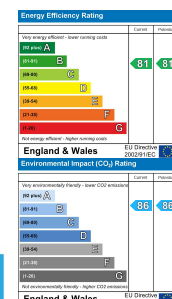


13 Cwrt Lando, Pembrey, Llanelli, Carmarthenshire, SA16 0YE

- First Floor Apartment
- L-Plan Lounge/Diner/Kitchen
- Communal South-facing Rear Garden
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Excellent Holiday Home/First Time Buy/Investment Purchase
- Chain Free
- Coastal Location
- EPC RATING B

£120,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.
TENURE: We are advised The property is common-hold but has a lease. The lease has 112 years commencing from 1st January 2011 to 31st December 2136. Ground rent and service charges are £60 per month through self-managed committee with the residents. We advise that you request a copy of the lease, there are restrictions which are highlighted in the lease. Ground rent - £100 p/a, service charge - £720 p/a. The projection moving forward to the increase on ground rent and service charge is as follows: 2036 will go up to £200 p/a. 3036 will go up to £300 p/a, this will be at the owners discretion.

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band B

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on JHL/SC/0824/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

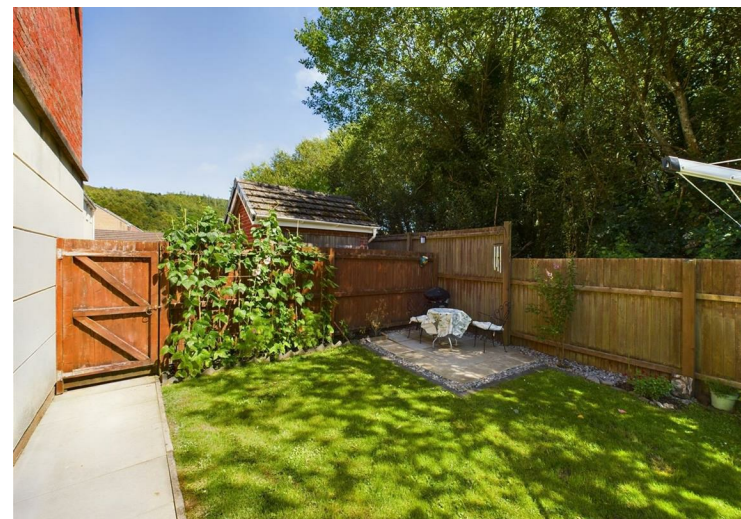
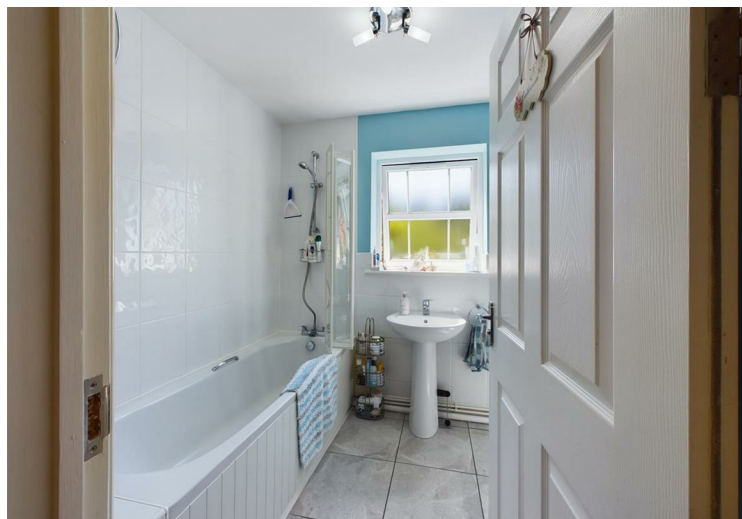
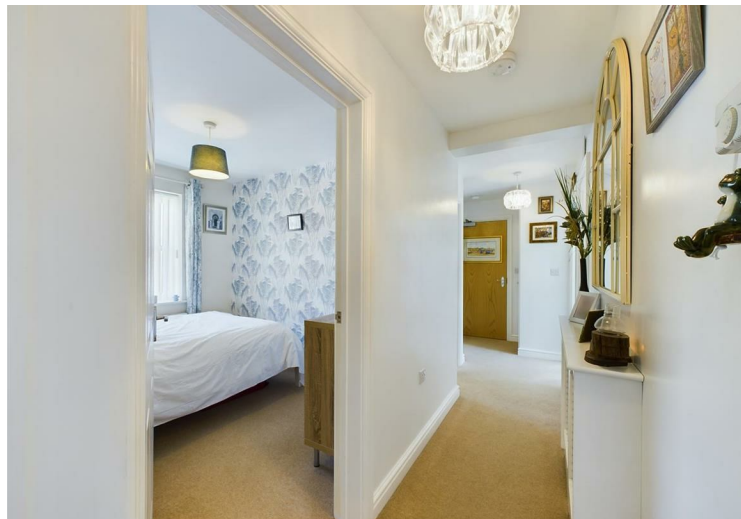
TELEPHONE: 01554 759655



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The Agent that goes the Extra Mile





Situated in a small and attractive residential estate offering stylish modern living in a coastal location, chain free and ready to view! This could be an ideal HOLIDAY HOME/FIRST TIME PURCHASE OR INVESTMENT in an exclusive block of six apartments. Located on the first floor Immaculately presented and well-maintained throughout from the external surroundings including a SOUTH-FACING communal garden to the apartment block itself. Call today on 01554 759655, to arrange an appointment. EPC RATING B.

Accommodation comprises : Communal hallway and stairs leading to a communal landing, entrance into flat, bathroom, airing cupboard, lounge into kitchen/diner and two double bedrooms. Allocated parking space and a communal garden to the rear.

Pembrey is a village in Carmarthenshire, situated between Burry Port and Kidwelly, overlooking Carmarthen Bay. Most of the village was created during the 18th and 19th century coal mining boom, when Pembrey was a port due to silting the port was abandoned and moved to Burry Port. Pembrey's main attraction is Pembrey Country Park and Cefn Sidan Beach which has eight miles of golden sandy beach, attractions also include Ski Pembrey, an artificial ski centre and toboggan ride, picnic areas, horse-riding, and in addition to this Pembrey also hosts traditional links golf course, Pembrey Old Harbour, the Pembrey Circuit - the National Motorsport Centre of Wales, a working airfield and flying club at Pembrey Airport, and St. Illtyds Church. The Camarthenshire Land Sailing Club is allowed to use the beach for wind traction activities, including Land sailing, kite buggying and Kite landboarding.



..AGENTS VIEWING NOTES

KITCHEN/DINER AREA

COMMUNAL ENTRANCE

COMMUNAL HALLWAY/STAIRS

HALLWAY

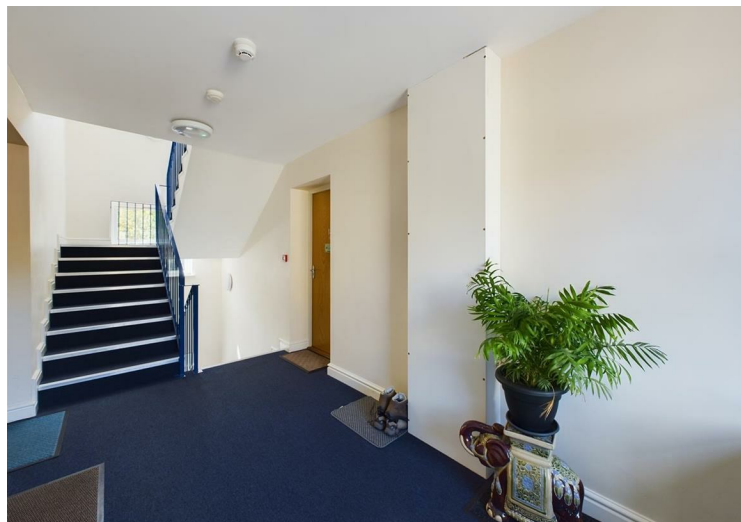
BATHROOM

BEDROOM 1

BEDROOM 2

AIRING CUPBOARD

LOUNGE AREA



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 the road and follow until you pass CK's supermarket on your right, continue on the road until you see the "Pembrey" sign. Drive through the village passing the entrance for "Pembrey Country Park then taking the third turning off on your left signposted "Cwrt Lando". At the junction turn left then follow the road around bearing to the right and the block of flats are in front of you.

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