



1 The Harbour, Burry Port, SA16 0ER

£265,000

 **2**  **1**  **1**  **B**

Davies
CRADDOCK

We have the pleasure of offering for sale this unique two bedroom ground floor apartment set in the extremely sought-after location of Burry Port , Llanelli.

The apartment is set in a picturesque area with coastal views across the Gower Peninsula and direct access to eight miles of Blue Flag Beaches via the Millenium Coastal Path onto Cefin Sidan Sands and Pembrey Country park.

The property is located off the popular Burry Port Harbour with a range of local amenities within a short walk. Llanelli is located approximately six miles away along with junction 48 for ease of access to the M4 corridor. To the West sits the historic town of Kidwelly leading onto Carmarthen and access to the County of Pembrokeshire.

The property boasts superb modern internal specification, secure entrance with serviced lift, one allocated parking space, a garage with an electric door plus visitor parking. Internal specifications include video door entry system and gas central heating throughout.

Please note that there is an over 55 age requirement to purchase this property.

Viewing is highly recommended to fully appreciate this property which briefly comprises:

Entrance

Door into:





Hallway

Wooden flooring, storage cupboard, radiator.

Open Plan Lounge

25'3 x 16'3 approx (7.70m x 4.95m approx)

Windows to fore and side, door to fore, wooden flooring, two radiators.



Kitchen Area

Wall and base units with worktop over, gas hob with extractor hood over, electric double oven, integrated fridge freezer, dishwasher, sink drainer with mixer tap, wall mounted boiler.

Bedroom One

15'4 x 8'5 approx (4.67m x 2.57m approx)

Windows to rear and side, radiator.

Bedroom Two

10'9 x 9'4 approx (3.28m x 2.84m approx)

Window to rear, radiator.

Bathroom

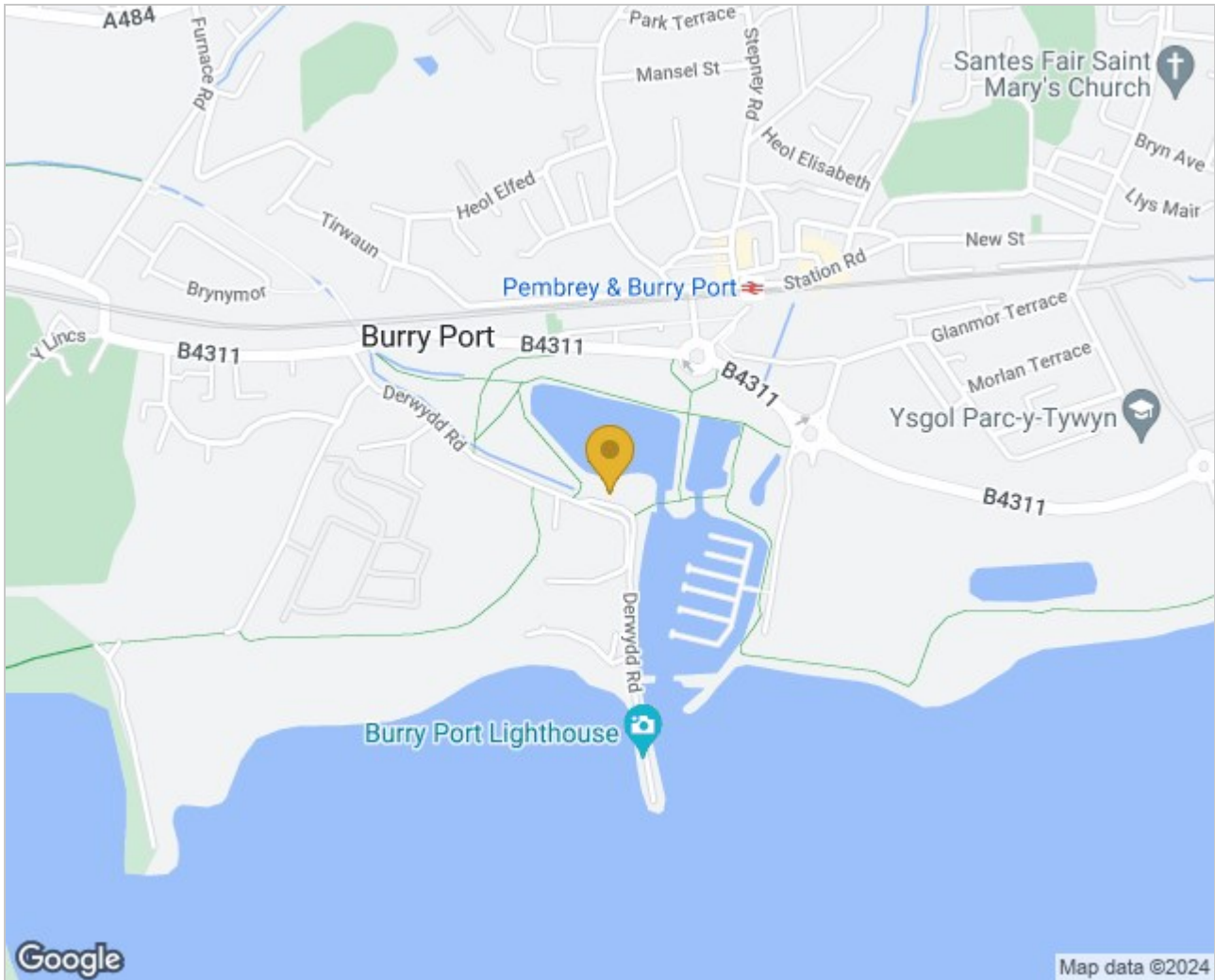
8'6 x 6'6 approx (2.59m x 1.98m approx)

Window to rear, tiled flooring, partly tiled walls, W/C, wash hand basin, bath with shower over, radiator.


Garage

Garage with electric door. Allocated parking.





- Desirable Location
- EPC B
- Approx 66m2
- Council Tax D
- 199 year lease from March 2016
- Over 55 Only
- Service Charge £1200pa
- Ground Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/Diner

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 779412

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