



Sandhurst, Burry Port, SA16 0ER

£399,995

 3  2  1  B

Davies
CRADDOCK

We have the pleasure of offering for sale this unique three-bedroom Penthouse 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 set 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 ancient town of Kidwelly leading onto Carmarthen and access to the County Of Pembrokeshire.

The property boasts superb modern internal specification with two balconies taking in the stunning sea views, secure entrance with serviced lift, one allocated parking space, a garage with an electric door plus visitor parking. Internal specifications include contemporary oak doors with ash skirting and architraves, 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 HALL

Via Oak door, wooden flooring throughout with access to storage recess, radiator and doors to:

OPEN PLAN KITCHEN LIVING SPACE

23'11" x 19'4" (7.3 x 5.9)

Open plan kitchen and living area with wooden flooring throughout, radiators, a range of contemporary wall and base units with reconstituted stonework surfaces and drainer grooves, integrated appliances, including ceramic hob, hood, fridge/freezer, oven and dishwasher, bifold door onto generous balcony with glass balustrade, generously appointed windows to front and rear taking in views of the surrounding coast.





FAMILY BATHROOM

11'1" x 10'5" approx (3.4 x 3.2 approx)

Contemporary fittings with white sanitaryware, his and hers wash hand basin, bath with thermostatic shower fittings, illuminated mirrors, fully tiled throughout with ladder style towel heater.

UTILITY ROOM

11'1" x 6'10" approx (3.4 x 2.1 approx)

Wood flooring throughout, wall mounted combination boiler, wall and base unit, stainless steel sink with mixer tap, space for washing machine, electricity consumer unit.

MASTER BEDROOM

20'8" x 12'1" approx (6.3 x 3.7 approx)

Bifold door with framed views of the coastline, leading onto the second balcony, radiators, leading into a generous dressing area with door to:

MASTER ENSUITE

5'10" x 7'6" approx (1.8 x 2.3 approx)

Fully tiled throughout, wash hand basin with mixer tap, ladder style towel heater, low threshold shower with glass door.

BEDROOM TWO

19'4" x 13'5" approx (5.9 x 4.1 approx)

Well positioned window to front, radiator.

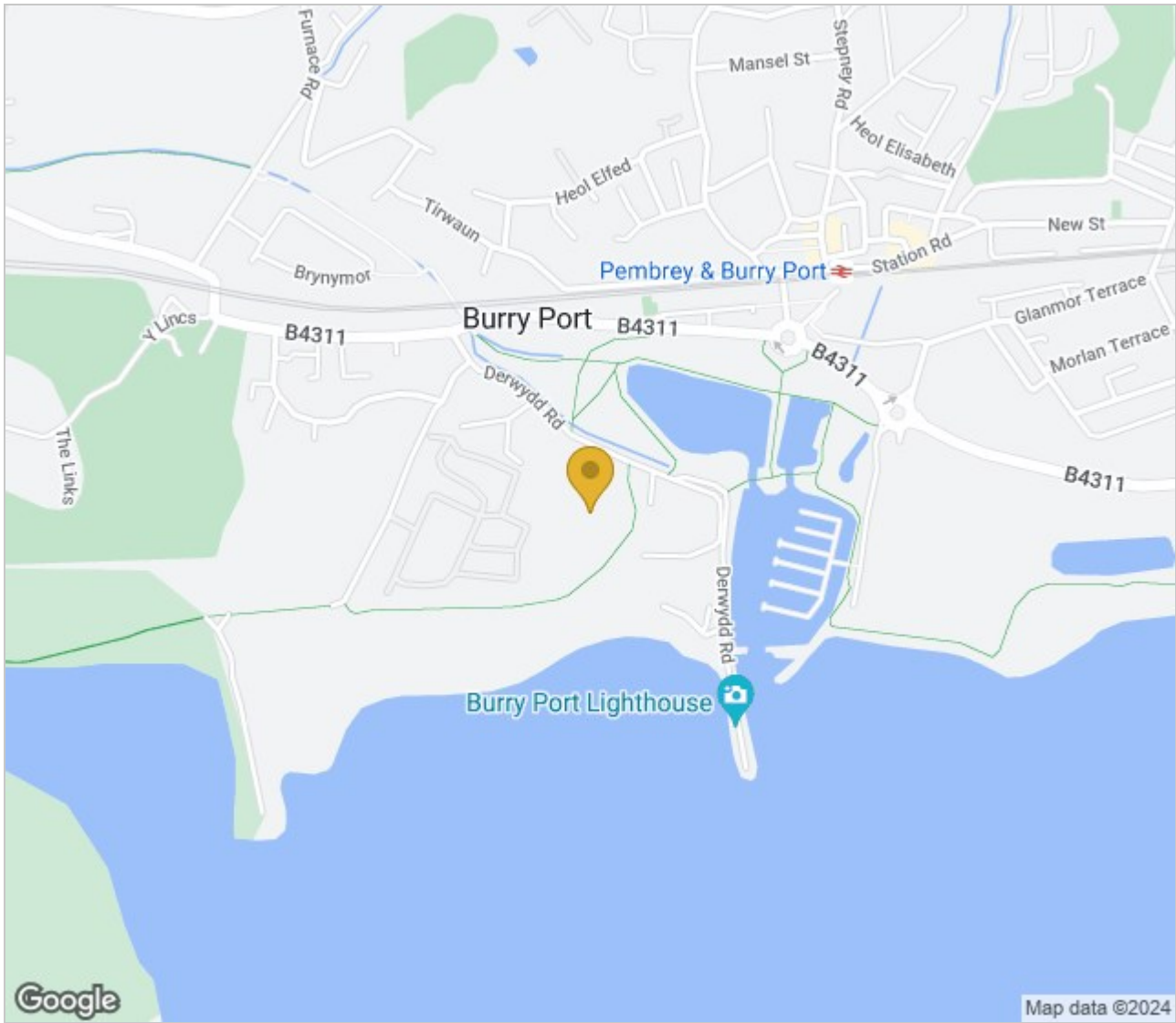
BEDROOM THREE

11'1" x 13'5" (3.4 x 4.11)

Window to rear, radiator.

EXTERNALLY

Designated parking space with garage (electric door) landscaped gardens with serviced communal areas.



- 199 year lease until 2215
- Penthouse Apartment
- EPC - B
- Approx 120m2
- Three Bedrooms
- Two Balconies
- Service Charge - £2700 per annum
- Sea Views
- No Chain
- Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(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

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 of representation 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.

