



5 Sandhurst The Harbour, Burry Port, SA16 0ER

£260,000

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We have the pleasure of offering for sale this unique two bedroom first 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. 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.





Lounge/Kitchen

25'3" x 20'2" approx. (7.71 x 6.16 approx.)

L shaped open plan living and kitchen. Window to side, bifold doors for Juliet balcony, wooden flooring. Kitchen, fitted with wall and base units with worktop over, integral fridge freezer & dishwasher, double oven and gas hob with extractor hood over, sink and drainer with mixer tap, two radiators.



Bedroom One

10'3" x 9'10" approx. (3.13 x 3.00 approx.)

Window to side, radiator.

Bedroom Two

10'11" x 9'0" approx. (3.33 x 2.76 approx.)

Radiator.

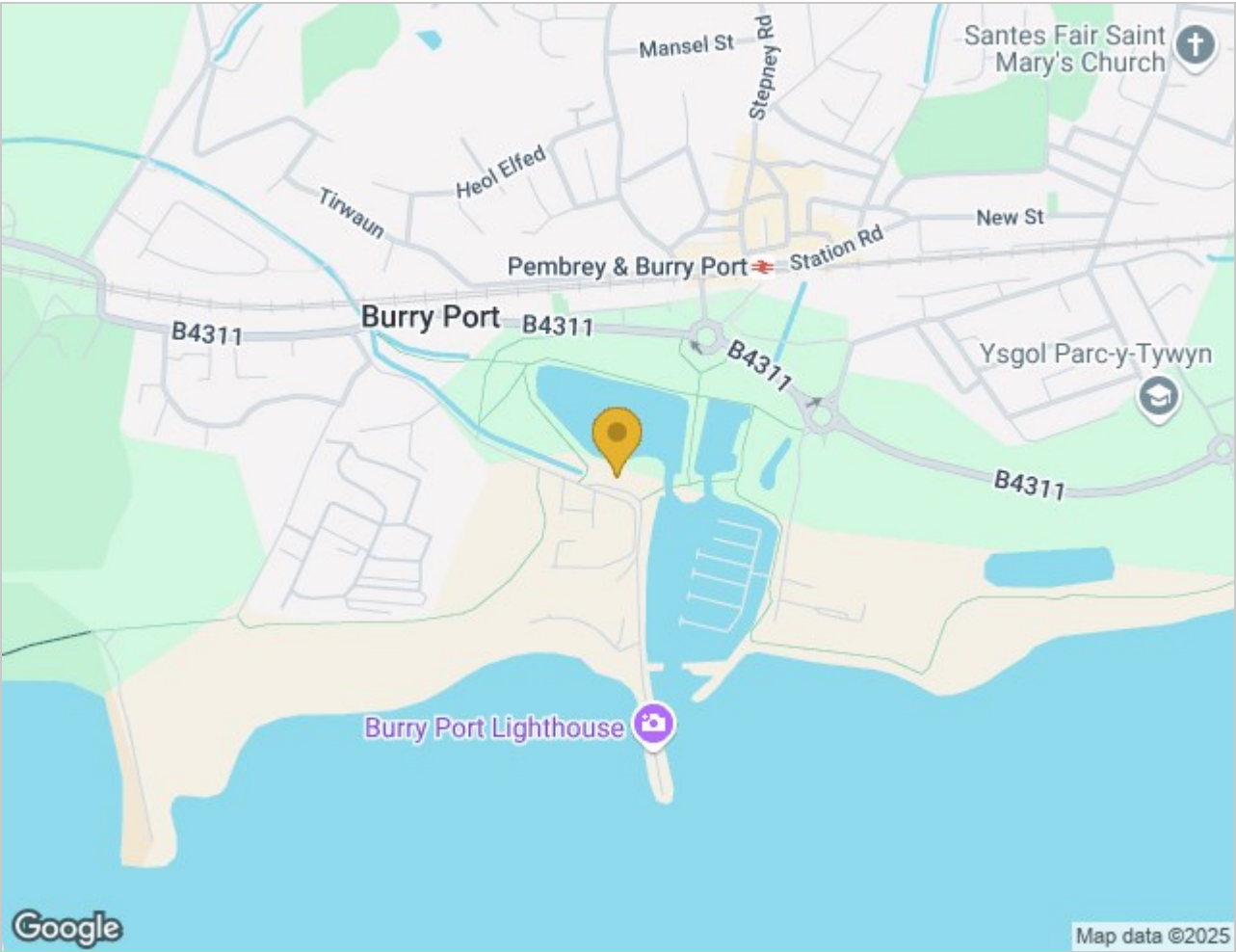
Bathroom

9'4" x 7'2" approx. (2.86 x 2.20 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, radiator, tiled flooring & partly tiled walls.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- First Floor Apartment
- Two Bedrooms
- Council Tax Band D (March 25)
- Over 55 Only
- Service Charge Approx. £1,800pa
- EPC B Approx 69m2
- Leasehold (Share Of Freehold)
- 199 Year Lease From 2016
- Mains Gas, Electricity, Water & Drainage
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

