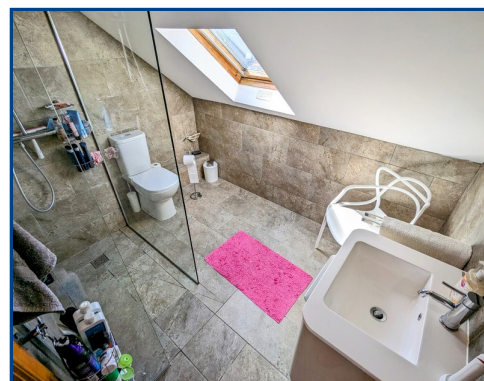
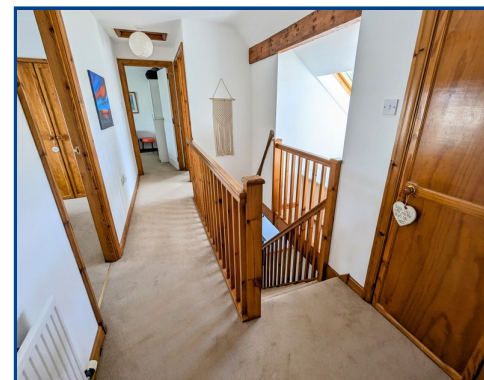




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Llansteffan Carmarthen Carmarthenshire.

Offers In Region Of **£350,000**



- Superbly Positioned Modern 3 Bedroom Property
- Beach Side Location & Stunning Estuary Views
- Ideal Family Home or Investment/Holiday Home
- Well Appointed Luxury Family Sized Accommodation
- Arranged On Three Floors & Super Views
- **** NO ONWARD CHAIN ****
- Modern Bespoke Kitchen & Luxury Bathrooms
- Shared Communal Gardens & Swimming Pool
- Car Parking Space To Front
- Viewing Advised To Fully Appreciate What's On Offer



Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

**** NO ONWARD CHAIN AND DON'T MISS OUT ON THIS SUPER BEACHFRONT PROPERTY **** A frontline beach 3 bedroom property sitting just a few steps from the expansive and unspoilt Llansteffan sands in a picture perfect location. The property boasts stunning sweeping views from its balcony which overlooks the Tywi Estuary along with distant views of the Gower Peninsula. Affords modern well presented family sized accommodation with parking, communal garden and swimming pool.

EPC Rating: D63

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Llansteffan, Carmarthen, Carmarthenshire.

Property Description

A modern superbly positioned very well presented traditionally built middle linked 3 bedroom property located on a small quiet private complex overlooking the foreshore at Llansteffan enjoying wonderful far reaching views towards Llansteffan Castle, over the Towy estuary towards Ferryside and out over Carmarthen Bay towards the Gower in the distance. The property would ideally suit a family or alternatively an investment/holiday home which could provide a great income in this beautiful location.

The accommodation is arranged on three floors with side entrance door leading into lower ground floor with WC and stairs leading up to first floor providing spacious open plan kitchen/dining/living area with modern bespoke fitted kitchen with fantastic views on offer. Large living room with patio doors leading out to balcony area being an ideal place to relax and enjoy the fantastic views of the estuary and castle. There is also a study at the rear which could provide a fourth bedroom if required and separate WC. The second floor provides three double bedrooms one with ensuite shower room all enjoying delightful views, with modern family bathroom and separate WC.

The property backs on to the communal garden and heated outdoor swimming pool area which is for the sole use of the occupiers of the individual units that make up the complex, with car parking space for one vehicle to the front.

The property is located within easy walking distance to the beach and the village of Llansteffan offers the usual range of local amenities including Primary School, Public Houses etc, renowned for its historic Castle and lovely coastal walks. The popular town of Carmarthen is approx. 9 miles away offering a wide range of amenities and facilities including rail station, Glangwili Hospital and the M4 connection. The beautiful Pembrokeshire coastline is within close proximity with lovely coves and beaches.

Ground Floor

Side entrance door off communal alley to side to:

Side Entrance Hall

Stairs to first floor, under stair storage cupboard, door to:

Separate WC (5' 07" x 3' 08") or (1.70m x 1.12m)

Modern suite comprising WC and wash basin, radiator.

First Floor Landing

Radiator, window to rear overlooking garden and pool, stairs to second floor, doors to:

Open Plan Kitchen / Dining / Sitting Room (21' 03" x 15' 0" Max) or (6.48m x 4.57m Max)

Most spacious L shaped open plan room with modern bespoke fitted base and wall cupboards, sink unit with mixer tap, built in electric oven with 4 ring ceramic hob and hood over, fridge space, built in dish washer, under floor heating, laminate flooring, window to front with glorious views, double glazed window/door giving access to large balcony area to relax and take advantage of the wonderful views.

Utility Room (18' 09" x 7' 06" Min Min) or (5.72m x 2.29m Min)

Modern range of fitted base and wall cupboards with sink unit, radiator, plumbing for washing machine, fitted tall cupboards housing the gas boiler and water cylinder, laminate flooring, window to rear overlooking garden and pool.

Separate WC (6' 02" x 3' 07") or (1.88m x 1.09m)

Modern suite comprising WC and wash basin, tiled floor.

Living Room (17' 08" Max x 15' 0") or (5.38m Max x 4.57m)

Bay window to front with super views, 2 radiators, irregular shaped room with angled wall to one side, sliding patio doors to balcony area with stunning views, door to:

Study / Home Office (12' 10" x 6' 10") or (3.91m x 2.08m)

Radiator, 2 windows to rear, could be used as additional bedroom if required.

Llansteffan, Carmarthen, Carmarthenshire.

Second Floor Landing

Radiator, access to loft space, large storage cupboard with shelf, Velux style window, doors to:

Bedroom 1 (17' 08" Max x 15' 0") or (5.38m Max x 4.57m)

Feature timber pillars, bay window to front with lovely views, 2 Velux style triple glazed windows, built in wardrobes, radiator, door to:

En-Suite Shower Room (9' 02" x 7' 02") or (2.79m x 2.18m)

Modern suite comprising walk in fully tiled shower cubicle, WC, wash basin tiled flooring and walling, under floor heating, Velux style window.

Bedroom 2 (11' 03" x 10' 10") or (3.43m x 3.30m)

Velux style triple glazed window, built in wardrobe, radiator.

Bedroom 3 (14' 06" x 9' 06") or (4.42m x 2.90m)

Radiator, Velux style triple glazed window to front with views.

Bathroom (11' 01" Max x 7' 0") or (3.38m Max x 2.13m)

Modern luxury suite comprising bath, fully tiled shower cubicle, vanity unit with wash basin, radiator, tiled walls, under eaves storage space.

Separate WC

With WC and wash basin, radiator, tiled flooring, Velux style window.

Outside

Side communal alleyway leading to rear communal gardens laid to lawn with access to outside swimming pool to be used by residents only. The laundry room in the grounds has a washing machine and a coin operated tumble dryer available for use for the residents at the complex. Car parking for one car within the communal off-street parking area.

Lease Terms

We are informed by the owners that the property is leasehold with a share of the freehold. The term is a 999 year lease which commenced back in 2006.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the vicinity. Please check with your network provider for further information.

Please Note

We have been informed by the owners that no pets are allowed at the property.

Services

Tenure

Leasehold

Council Tax

E

