



## 40 Chandlers Yard, Burry Port, SA16 0FE

**£190,000**

A great opportunity to acquire a two bedroom apartment in this coastal development, a short walk to the harbour and direct access to coastal path and the beach.

The accommodation comprises of a communal hallway with a staircase leading to the apartment with the apartment itself having a hallway with storage cupboards, an open plan lounge/kitchen/dining room with a balcony enjoying views, bathroom, two bedrooms with one having an en-suite shower room. Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links to Llanelli, Carmarthen and Swansea. The property is currently used as a holiday let but could also be a great home.

## The Accommodation Comprises

### Ground Floor

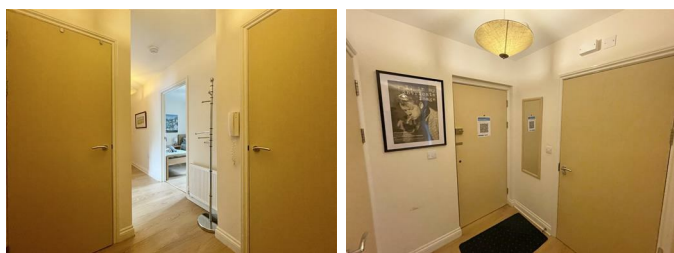
#### Communal Entrance Hallway

A well presented and managed area with the staircase leading to the other floors.

#### Communal Landing

#### First Floor Apartment

#### Hall



Entered via door, two storage cupboards, entry phone.

#### Open Plan Living 16'7" x 22'10" (5.05m x 6.95m)



A fabulous and spacious open plan kitchen, lounge and dining area with a door leading to the balcony enjoying views.

The kitchen area is fitted with a range of wall and base units providing worktop and storage space, incorporating a stainless steel sink unit with tiled splash backs, built-in four ring gas hob and electric oven with extractor fan over, built-in fridge/freezer, washing machine/dryer, cupboard housing the boiler. Windows to front, three porthole windows, laminate flooring, two radiators.

#### Bedroom 1 13'7" x 9'8" (4.13m x 2.95m)



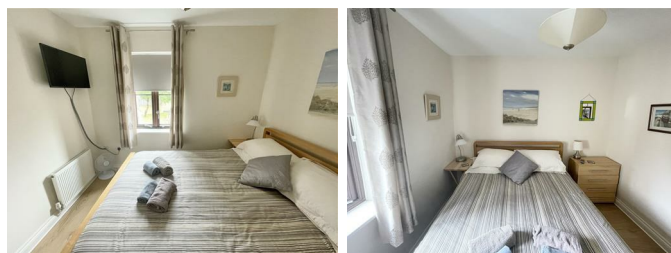
Window to side enjoying sea views, built-in wardrobe, laminate flooring, radiator.

#### En-Suite Shower Room



Three piece suite comprising tiled shower cubicle, wash hand basin and WC, tiled walls, vinyl flooring.

#### Bedroom 2 10'8" x 9'6" (3.24m x 2.90m)



Double glazed window to side, laminate flooring, radiator.



## Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Part tiled walls, frosted double glazed window to side, vinyl flooring, radiator.

## External

There is an allocated parking space for the property. There are communal grounds, bike shed, storage delivery room and a gated access to the walkway accessing the coastal cycle path, dunes and sea shore.

## Agents Note

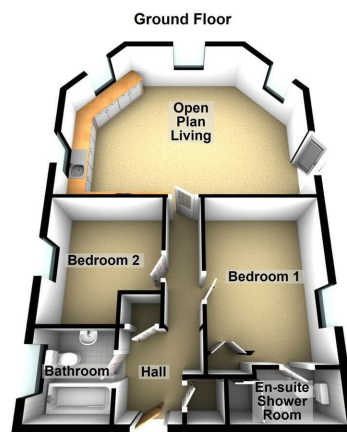
Tenure - Leasehold

Management Lease Details - 999 year lease with 986 left, built 2008/2009 with an annual charge of £960.00 with Beacon House Property Management Company Ltd who manage the 9 apartments.

The apartments are self managed and the new owner will become a shareholder of the management company.

Council Tax Band - Band C Annual Price £1,582 (min)

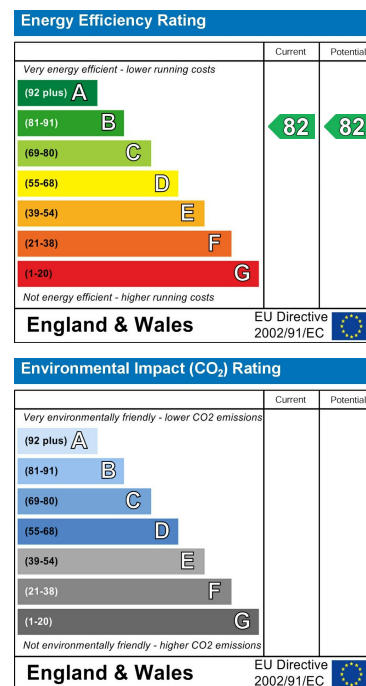
# Floor Plan



# Area Map



# Energy Efficiency Graph



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