



4 Sandhurst The Harbour, Burry Port, SA16 0ER
£299,999

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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.





Open Plan Lounge & Kitchen

25'3" x 12'5" approx (7.71 x 3.81 approx)

Bi-fold door and window to fore, window to side, wooden flooring, two radiators.

Kitchen

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

10'11" x 9'6" approx (3.33 x 2.90 approx)

Window to rear, radiator, opening to dressing area.

Dressing Area

9'1" x 4'7" approx (2.79 x 1.40 approx)

Radiator, door into:

Ensuite

12'8" x 4'10" approx (3.87 x 1.48 approx)

Velux window to rear, tiled flooring, partly tiled walls, W/c, wall mounted wash hand basin, shower enclosure, radiator.

Bedroom Two

15'3" x 8'8" approx (4.66 x 2.66 approx)

Windows to side and rear, radiator.

Bathroom

7'11" x 6'4" approx (2.43 x 1.95 approx)

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



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



- Allocated Parking & Garage
- First Floor Apartment
- Two Bedrooms With Master Ensuite
- Council Tax D
- Over 55 Only
- Service Charge Approx. £1,800pa
- EPC B Approx 64m2
- Leasehold (Share Of Freehold)
- 199 Year Lease From 2016
- Mains Gas, Electricity, Water & Drainage



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

