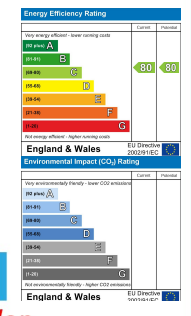


16 Chandlers Yard, Burry Port, Carmarthenshire, SA16 0FE

- One Bedroom, Freehold Top-floor Apartment
- Open-plan Lounge/Kitchen
- Gas C/Heating
- Walking Distance To Harbour, Burry Port Beach & Town Centre
- Harbour Location With Views From The Bedroom & Balcony
- Allocated Parking Space
- Situated in a Well-maintained Block
- One To View & Chain-free!
- EPC RATING C. COUCIL TAX BAND C.

£135,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

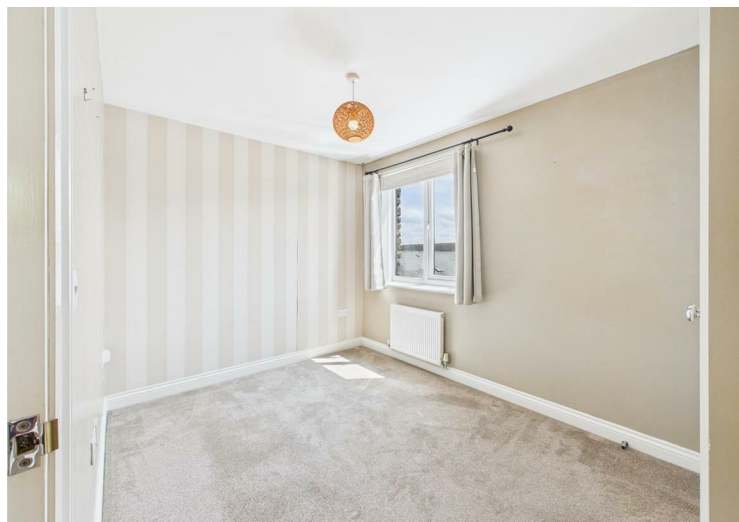
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band C

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***
Take on JHL/SC/0625/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Are you looking for a property that requires no work, no fuss, and no chain? Tucked away in a desirable spot in Chandlers Yard, we have for sale this beautifully presented one-bedroom, second-floor apartment situated in an eye-catching stone-faced block facing that faces towards the west dock. A short walk takes you to the charming harbour and beach of Burry Port, and a glimpse of the sea can be seen from the bedroom window and balcony. Whether you're looking at it as a home for yourselves or a holiday home, this property will not disappoint. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises a hallway, bathroom, one bedroom and open-plan kitchen/lounge with a balcony that gives you views of the sea and the beachgrass field that leads you to the beach: security entrance system and allocated parking.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and excellent transport links. Burry Port is well-known to people as the location where Amelia Earhart landed, becoming the first woman to fly across the Atlantic Ocean. The Pembrey Burrows dune and wetland system, home to a country park and the Cefn Sidan sands lie nearby. In recent years, the harbour has been redeveloped and offers a view of the stunning Gower Coastline opposite.

..AGENTS VIEWING NOTES

COMMUNAL HALLWAY

COMMUNAL LANDING

HALLWAY

BATHROOM

KITCHEN/LOUNGE

BEDROOM 1



DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the first turning off signposted "Town Center/Harbour" and follow the road until you come into the last roundabout by the big green. At the roundabout take the first turning off onto "Seaview Terrace". Follow the road along going over a bridge then taking the first turning on your left signposted "Derwydd Road". Follow the road all the way down and it brings you onto "Chandlers Yard". Turn right into "Chandlers Yards" and another right straight after into the communal car-park. You will see a bay numbered "16" on your left. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.