



## 5A & 5B Sandfield Road, Burry Port, SA16 0LH

**£139,000**

Welcome to Flat 5A & Flat 5B in Sandfield Road in Burry Port,

The Ground Floor Flat comprises One Kitchen/Lounge Area, spacious Bedroom, providing a tranquil retreat for rest and rejuvenation. The Bathroom is thoughtfully designed, ensuring both functionality and style

The First Floor Flat assessed at rear provides exactly the same with One open plan Kitchen/Lounge Area, Bathroom, Bedroom and Both Flats have assess to surrounding Grounds.

This property is perfect for individuals or couples seeking a low-maintenance living space in a picturesque coastal town. Burry Port is known for its stunning beaches and vibrant community, making it an excellent choice for those who appreciate the beauty of seaside living. Viewing highly Recommended to appreciate what these Flats have to Offer. Ideal First Time Buy or Investment Opportunity. Tenure Freehold, Council Tax A, Energy Rating C.



## Ground Floor Flat

### Entrance

Via side of Property via uPVC double glazed door into:

### Kitchen/Lounge Area 9'8 x 15'18 approx (2.95m x 4.57m approx)

Plain ceiling, spot lighting, uPVC double glazed window to front, radiator, Kitchen Area comprising of wall and base units with complimentary work surface over, space for washing machine, sink with mixer taps, wall mounted boiler, laminate floor, door into storage cupboard



### Bathroom 5'0 x 9'06 approx (1.52m x 2.90m approx)

Plain ceiling, uPVC double glazed window to side, pedestal wash hand basin, bath, low level toilet, radiator, tiled floor



### Bedroom One 8'16 x 11'68 approx (2.44m x 3.35m approx)

Plain ceiling, spot lighting, uPVC double glazed window to rear, radiator

## Second Floor Flat

### Entrance

Via rear of Property via uPVC double glazed door leading to staircase up to Kitchen/Lounge Area



### Lounge/Kitchen Area 9'78 x 15'11 approx (2.74m x 4.85m approx)

Plain ceiling, uPVC double glazed window to front, radiator, Kitchen comprises of wall and base units, complimentary work surface over, sink with mixer taps, laminate floor leading into:

### Bathroom 5'08 x 8'83 approx (1.73m x 2.44m approx)

Plain ceiling, access to loft, bath with mixer taps, low level toilet, uPVC double glazed window to side, pedestal wash hand basin, laminate floor



### Bedroom One 7'9 x 11'75 x 15'09 approx (2.36m x 3.35m x 4.80m approx)

Plain ceiling, wall mounted boiler, uPVC double window to rear, radiator, laminate floor

### External

Generous .Grounds around Property laid to Lawn

### Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



### Tenure

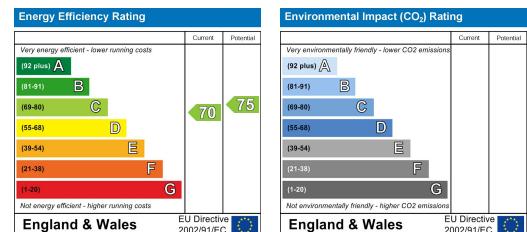
We are advised the Property is Freehold

### Energy Rating

We are advised Energy Rating is C

### Council Tax Band

We are advised the Council Tax Band is C



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GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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