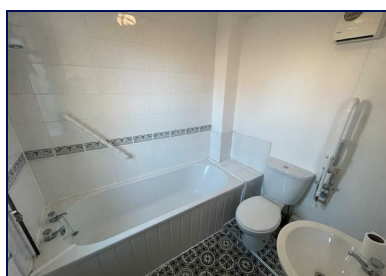


## Ground Floor Flat, 28A Bridge Street, Burry Port, Carmarthenshire, SA16 0NR



**Offers in the region of £79,995**



Modern one bedroom ground floor flat in the heart of the harbour town of Burry Port, shops and cafes around the corner and you can walk to the train station or across to the harbour and beaches. The property has a very handy parking bay directly by the front door, the property was purpose built approximately 12 years ago and is made up of the two flats, we are selling the ground floor flat, leasehold- 110 years remaining . Electric heating.  
EPC: C Square Metres: 41 Council Tax Band: B

**Mallard**  
chartered surveyors • estate agents • lettings

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**RICS**



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PROTECTED

## Hallway Area

Cupboard housing heating tank, doors leading off to:



## Living Kitchen Area

17'2 max x 12'9 (5.23m max x 3.89m)

Twin windows to front, electric wall mounted heater, range of base and wall units to kitchen, built in fridge freezer, sink, cooker, hob and extractor, new vinyl flooring.



## Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Bath with shower over, wc, wash hand basin, window facing front, part tiled walls, wall mounted heater.



## Bedroom

11'8 x 7'7 (3.56m x 2.31m)

Window facing front, electric heater.



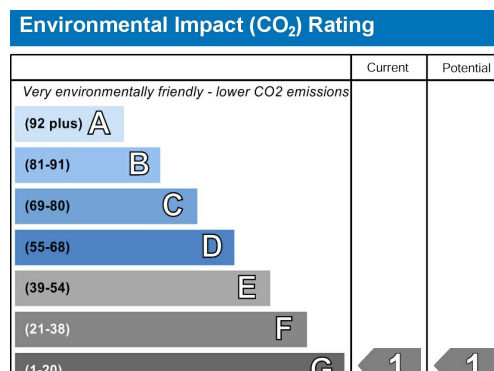
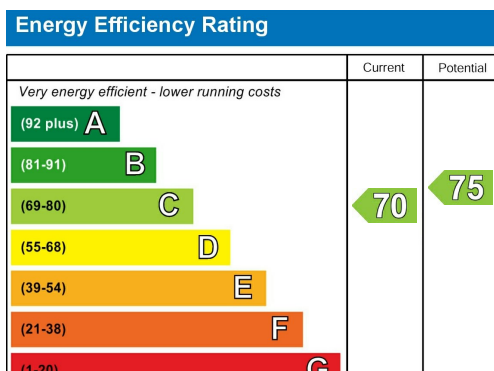
## **Externally**

Parking bay, no garden.



## **Services**

All mains, no gas. electric heating.



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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**

### **Chartered Surveyor Services**

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.