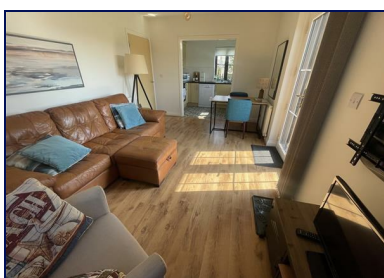
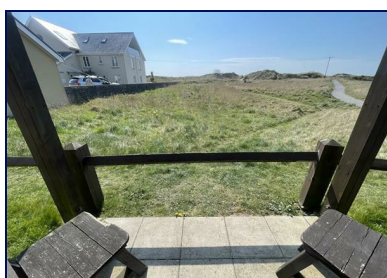


## 32 Chandlers Yard, Burry Port, Carmarthenshire, SA16 0FE



**Offers in the region of £175,000**



Coastal two bedroom ground floor apartment in Beacon House located in Burry Port harbour, access straight onto the dunes and to the beach.

The apartments in this development are now self managed, meaning the charges are minimal for the new owners. On of 9 flats sharing the freehold, owners control the lease as bought from the builders.

An allocated parking bay to front, communal gardens, very well maintained communal areas. The living space offers open plan living dining room leading into the kitchen, with french doors opening to the dunes, two bedrooms, modern bathroom, handy utility room, and two storage cupboards. Currently successfully used as an airbnb, perfect as a home by the sea, walk to the beach, walk to the shops, walk to the train station.

EPC: C Square Metres: 60 Council Tax Band: C

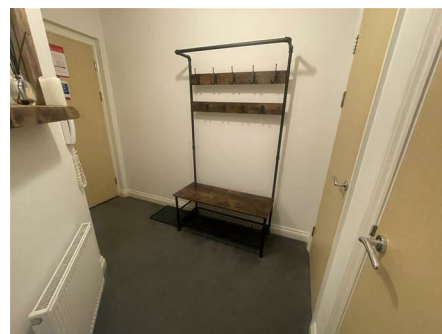
## Communal hallway

Stairs to a further two floors, notice board.



## Apartment Hallway

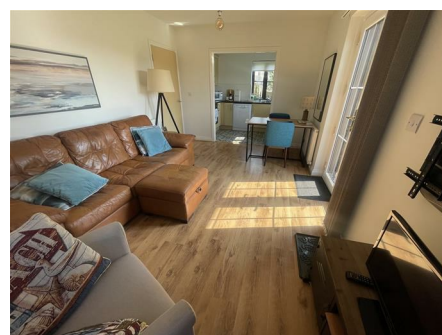
Twin store cupboards, entrance phone, wall mounted consumer unit, radiator



## Living Dining Room

15'2" x 10'3" (4.64 x 3.13)

French doors to rear, window to side, laminate flooring, radiator.

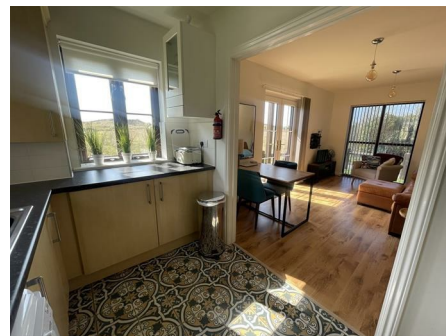
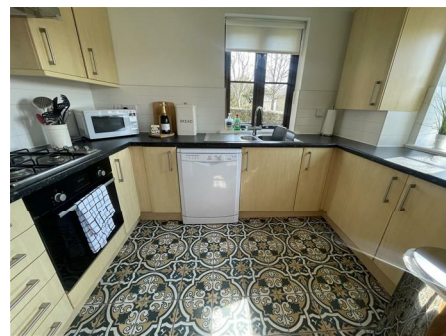




## Kitchen

10'1" x 6'5" (3.08 x 1.96)

Base and wall units, sink, four ring gas hob, built in oven, fridge freezer built in, dishwasher, tiled floor, part tiled walls, windows to rear and side,



## Bathroom

Shower over bath, wc, wash hand basin, heated towel rail, part tiled walls, lino flooring, window to side.



## Utility

6'3" x 5'3" (1.91 x 1.62)

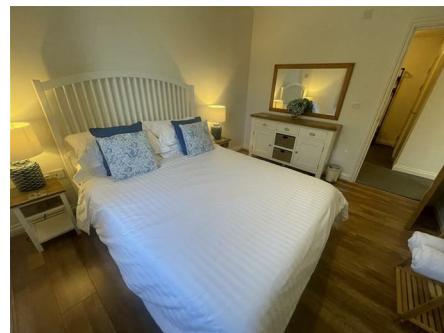
Spaces for washing machine, tumble dryer, radiator, lino flooring



## Bedroom 1

11'9" x 10'2" (3.59 x 3.10)

Window to side, radiator, laminate flooring.



## Bedroom 2

11'8" x 7'2" (3.58 x 2.19)

Window to side, laminate flooring, radiator. Measurements to follow.

## Externally

Clearly marked parking bay, communal garden areas, access paths to the dunes and coast/beach, cul-de sac location.

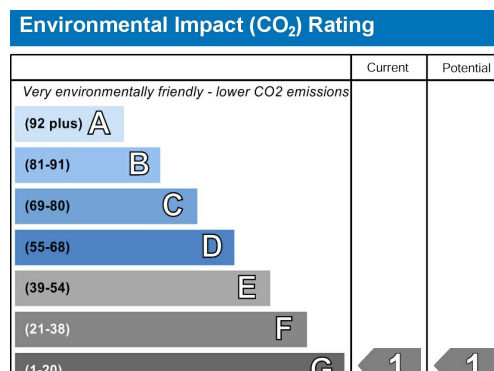
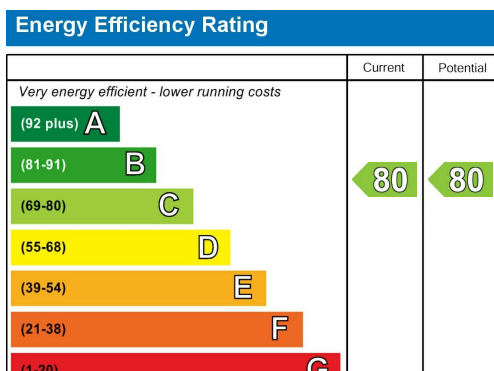


**Leasehold**

Annual Service Charge £80, Ground Rent £1. Beacon House Property Management Limited. 99 year lease, 84 years remaining, Own one ninth of the freehold.

**Services**

Advised all mains, gas central heating. Wide angled lens has been used on occasion.



**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.