

# Flat 2, 20 Station Road, Burry Port, Carmarthenshire, SA16 OLR



Asking price £59,995



Right in the centre of the harbour town of Burry Port is the location of this second floor one bedroom apartment, very well presented. The living space offers open kitchen living dining room with double aspect windows to the front, with partial views, bathroom and double bedroom. Perfect location for the shops, harbour walks, beaches, advantage of an allocated parking space, close to the main front door to the building. Entry phone system. 125 year lease only approximately 2 years in, £407.05 per half year. No chain, ideal holiday let, long term rental or affordable step onto the buying ladder instead of renting.

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## Main Building Entrance

Communal hallway, communal store cupboard, stairs to floors.



## Flat Hallway

4'0 x 3'7 (1.22m x 1.09m)

Loft access can be used for storage, entry phone, plastic laminate flooring.

## Kitchen Living Dining Room

Twin windows to front, two types of laminate flooring, wall mounted consumer unit, kitchen base and wall units, worktop, sink, space for tumble dryer, washing machine, fridge freezer, built in high level oven, no hob ( space available ), wall mounted gas boiler, radiator.



## Bedroom

8'4 x 10'2(6'9) (2.54m x 3.10m(2.06m))

Lamimate flooring, window to rear, radiator.



## **Bathroom**

10'0(7'0) x 7'2(6'5) (3.05m(2.13m) x 2.18m(1.96m))

Three piece suite, bath hand held shower above, wash hand basin, W.C., window facing rear obscure glaze, laminate flooring. single step up, radiator.



## **Externally**

Allocated parking space, entry buzzer.

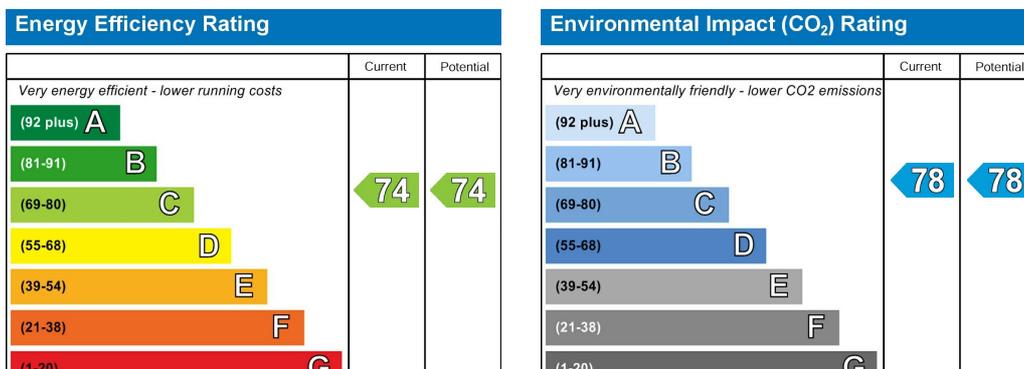


## **Services**

Advised mains.

## **Leasehold**

125 year lease, building made up of 4 flats, ours is the top floor right hand side of main photo. £407.05 half yearly, Can be used as a holiday let.



**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

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