

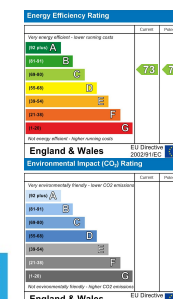


Flat 1, 18 Station Road, Burry Port, Carmarthenshire, SA16 0LR

- Modern Apartment
- Well Presented
- Light & Airy
- Coastal Location
- One Bedroom
- Allocated Parking
- Town Location
- EPC Rating C

£90,000

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



View: By appointment with the Agents 01554 759655

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised Leasehold

Tax: Band B

We would respectfully ask you to call our office before you view this property internally or externally 01554 759655

rlm/JHL/0421/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.

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22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



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The Agent that goes the Extra Mile



A modern and bright studio apartment, part of four modern apartments making up the block, which has been converted from what was previously the Bristol Hotel. Located in the heart of the popular residential town of Burry Port, within walking distance of the harbour and the views this offers. Conveniently located for local transport links, including Pembrey & Burry Port Train Station and nearby amenities including the post office, pharmacy, doctors surgery, dentist and other small local businesses. There is a local primary and secondary school. EPC rating: C

The apartment has a living space with triple glazed windows, a kitchen area with plenty of storage cupboards, a bedroom and a bathroom. Private parking is allocated at the side of the building. There is also a communal vestibule area with storage space for bikes.

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 where Amelia Earhart landed as 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.



Communal Entrance

Entrance Hallway

Living Area
19'5" x 13'8" (irregular shape) (5.94m x 4.19m (irregular shape))

Bedroom
9'10" x 7'3" (3.02 x 2.23)

Bathroom



DIRECTIONS

From Llanelli, follow the main coastal A484 approximately 6 miles to Burry Port. Head straight across the Light House roundabout and turn left just before the petrol station. Follow the road down to the centre of Burry Port, via New Street. When you reach Station Road, the property can be found on the right-hand side

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.