



Dawsons

estate agents



Flat 10 St Marys Court, Burry Port, SA16 0GX

A perfect Retirement Opportunity, this modern, FIRST FLOOR Apartment is offered For Sale with No Onward Chain. Located within the coastal town of Burry Port, with all local amenities and the Harbour within a short distance. The apartment within briefly comprises: Open Plan Lounge/Dining/Kitchen, Bathroom and Bedroom. There is also an allocated parking space. Management Services provided as part of Leasehold arrangement. EPC B.

SUITABLE FOR 60 YEARS AND OVER.

VIEWING A MUST TO APPRECIATE.

£84,950



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ENTRANCE

Communal entrance door into communal hallway with stairs to first floor, fitted with fire safe alarm system, solid wooden front door to the flat (made to Fire Regulations standard) into:

HALLWAY

Skimmed ceiling, smoke detector, carbon monoxide alarm, wall mounted heating controls, telecom system, door into storage cupboard with shelving, radiator, opening into kitchen, door into:

BEDROOM 3.744m max x 2.861m max (12'3" max x 9'5" max)

Skimmed ceiling, uPVC double glazed window to side, radiator, television aerial point, telephone point.

BATHROOM 2.118m x 1.940m max (6'11" x 6'4" max)

Skimmed ceiling, extractor fan, half tiled walls, non-slip flooring, radiator, three piece suite comprising: pedestal wash hand basin, WC and bath with overhead shower, handrail and folding shower screen.

OPEN PLAN LOUNGE/ KITCHEN/ DINING AREA 6.274m x 4.672m (20'7" x 15'4")

Skimmed ceiling, two uPVC double glazed windows (one to side and one to front), uPVC double glazed French doors with Juliet balcony to front, two radiators, telephone point, television aerial point, space for table and chairs, part tiled floor, carbon monoxide alarm, extractor fan, telephone point, fitted with a range of wall and base units with complementary work surface over, walls tiled to splash back, one and a half bowl stainless steel sink and drainer with mixer tap, built in electric fan oven with four ring stainless steel gas hob and stainless steel chimney hood over, integrated fridge/freezer, integrated washer/dryer, integrated concealed 'Worcester' gas combination boiler.

EXTERNAL

Intercom system, external mailbox, communal paved seating area to front, communal bin storage, allocated parking space.

TENURE: Leasehold

COUNCIL TAX: B

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

