

Terry Thomas & Co

ESTATE AGENTS



13 Samphire Ridge

Pendine, Carmarthen, SA33 4PE

Overlooking the vast sands of Pendine and seeing as far as the Gower, this elevated, open plan ground floor apartment is unmatched in its breathtaking panoramic sea views. With a galvanised South facing balcony extending from the patio doors, the coastal atmosphere is practically within reaching distance.

Situated in the heart of Pendine affording local facilities and services including the 'Pendine Museum of Speed' which in turn is located within 5 miles of the ancient estuarial township of Laugharne which is renowned for its Dylan Thomas connections and Norman Castle.

Currently run as a successful Holiday Business, this apartment has 2 bedrooms, a large open plan kitchen/dining/family room, bathroom and underfloor heating throughout. Solar panels. One allocated parking space. plus overflow parking area.

Offers in the region of £195,000

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Apartment

LEASEHOLD - £150 per year payable in advance for the first 25 years of the term increasing to £200 for the following 25 years of the term. Maintenance/service charge - £1,500 per year to include the maintenance of the grounds, driveways and all communal areas, property insurance, water rates, council tax, 24 hour caretaker who lives on site, street lighting etc.

Kitchen/Dining/Family Room

17'9" x 7'6" extending to 22'11" overall (5.43 x 2.31 extending to 7.01 overall)

A large open plan space, filled with light with 'L' shaped uPVC double glazed doors with side screens and fan lights above that lead out to the balcony taking full advantage of the panoramic far reaching sea views that are enjoyed towards Caldey and Lundy Islands, The Gower and the North Devon Coastline. The kitchen having a range of fitted base and eye level kitchen units with Granite worksurfaces incorporating a 1 1/2 bowl sink unit, ceramic hob, electric oven, canopied cooker hood and integrated dishwasher.

Plumbing for washing machine. Fitted cupboard housing the the underfloor heating manifold. C/h underfloor heating room thermostat.

Family Bathroom

9'7" x 3'8" (2.94 x 1.14)

Natural light fills this room from two frosted uPVC windows. The bathroom being equipped with travertine tiled floor. Sloping vaulted ceiling with recessed downlighting. Chrome towel warmer ladder radiator. C/h underfloor heating room thermostat. Fully tiled walls. Extractor fan. 2 Piece 'Roca' suite in white comprising WC and pedestal wash hand basin. Double shower enclosure with plumbed-in shower over and sliding shower door. Fitted wall mirror with shaver point.

Bedroom 1

7'3" x 7'3" (2.21 x 2.21)

An airy room, with travertine tiled floor. UPVC double glazed window. Recessed downlighting to sloping vaulted ceiling. C/h underfloor heating room thermostat.

Bedroom 2

9'9" x 10'4" extending to 12'4" (2.99 x 3.17 extending to 3.78)

With travertine tiled floor. UPVC double glazed window. Recessed downlighting to vaulted ceiling. Open fronted fitted wardrobe and shelving. Underfloor heating room thermostat.

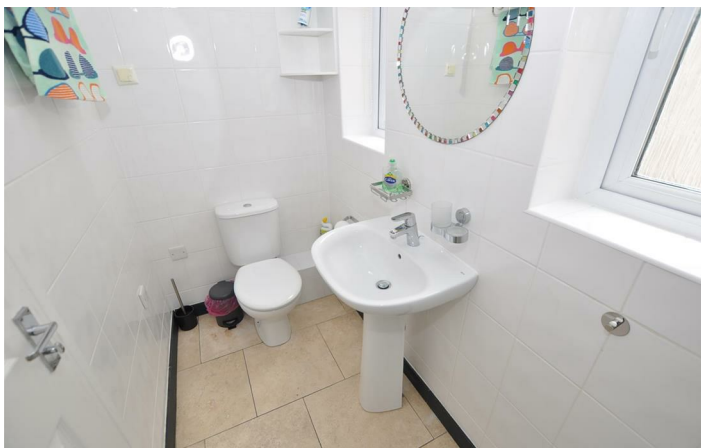
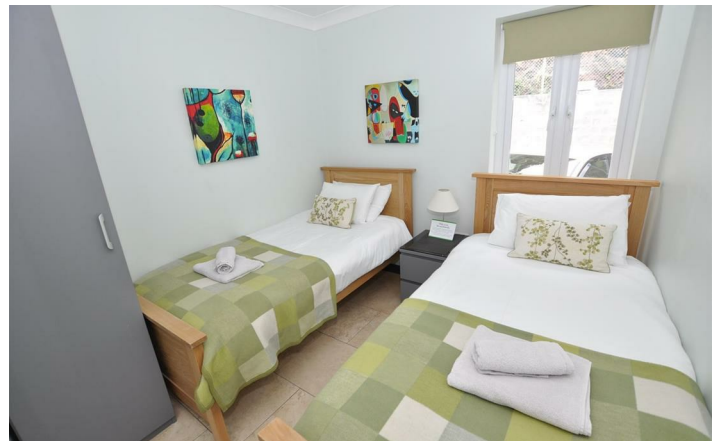
Balcony

Galvanised steel framed balcony boasting stained wooden decking, with partial shelter provided by the balcony above from which uninterrupted panoramic far reaching coastal and sea views are enjoyed.

Externally

Off road parking for one car plus overflow parking area.







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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