



4 Chandlers Yard, Burry Port, SA16 0FE

£175,000

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Davies Craddock Estates are delighted to bring to market this well-presented ground floor apartment situated in the highly desirable Chandlers Yard development in Burry Port.

Perfectly positioned within the vibrant Burry Port Harbour, this property offers the convenience of being just a short stroll away from the town and the range of amenities.

Currently being used as a holiday let, the property offers a open plan kitchen/diner/living space with a double bedroom and bathroom.

With no onward chain, early viewing is essential to see what this property has to offer.

### Entrance

Enter through communal hallway, door into;

### Hallway

Walk in storage cupboard, radiator.

### Living/Dining/Kitchen

17'11" x 12'9" approx. (5.48 x 3.91

approx. )

Open plan living fitted with wall and base units with worktop over, sink and drainer with mixer tap, gas hob and oven with extractor hood over, two radiators, wall unit housing boiler (BAXI), vinyl/carpet flooring, window and double door to side.

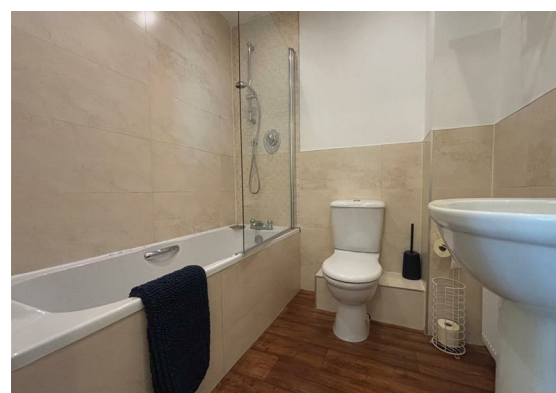




### Bedroom

8'1" x 12'4" approx. (2.48 x 3.77 approx. )

Fitted wardrobes, window to front, radiator.



### Bathroom

6'3" x 5'6" (1.91m x 1.70m)

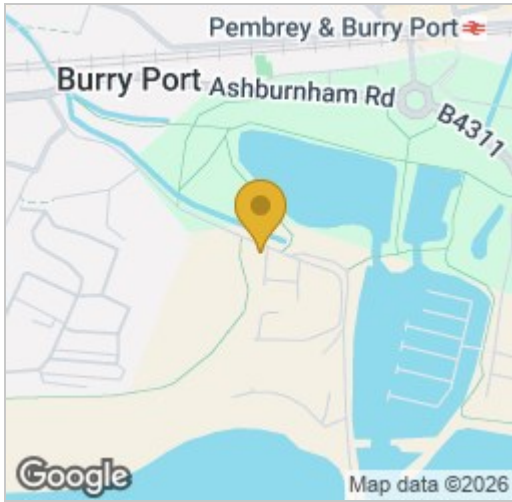
Fitted with W/C, hand wash basin, panelled bath with shower over. vinyl flooring, radiator, part tiled walls, extractor fan.

### External

Allocated numbered parking space to the front. Grassed area lead to via double doors from living space, pathway access.

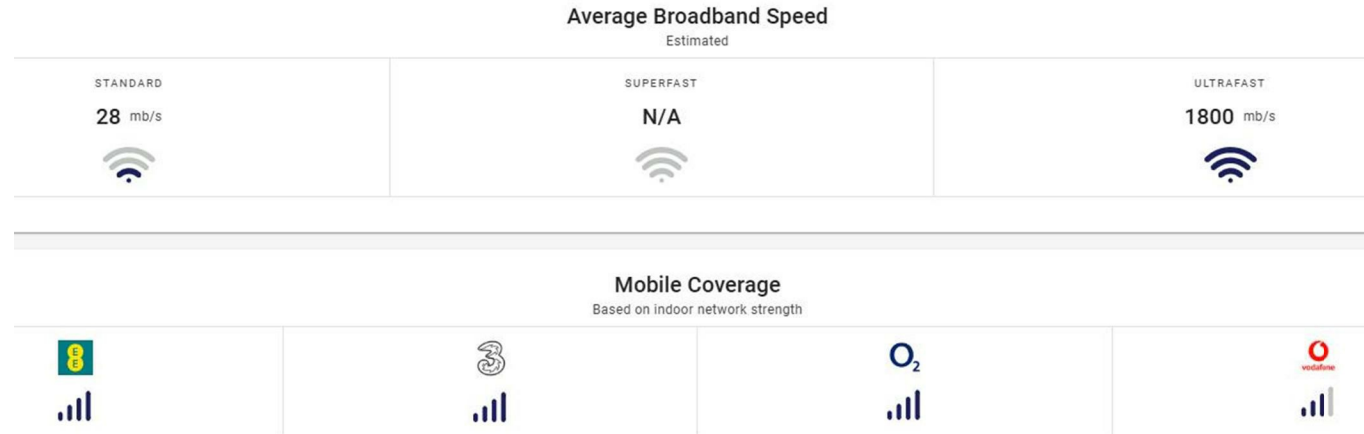


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- One Bedroom Apartment
- Ground Floor
- Allocated Parking Space
- Mains Gas, Electric Water & Drainage
- EPC - C (Approx. 44m2/473ft2)
- £250 Ground Rent pa £1500 Annual Service Charge
- Council Tax - C
- Leasehold - 999 year from 2007
- No Chain
- Sought After Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.