
**EST.
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THORNES

**ESTATE
AGENTS**

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**FIRST FLOOR FLAT
78 NEW STREET, BURRY PORT,
CARMARTHENSHIRE SA16 0RU**



OFFERS IN THE REGION OF £65,000

- **FIRST FLOOR FLAT**
- **SITUATED IN THE HEART OF THE COASTAL TOWN OF BURRY PORT, WITHIN WALKING DISTANCE OF SHOPPING CENTRE AND MARINA**
- **LIVING ROOM**
- **KITCHEN**
- **2 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **REAR GARDEN WITH LANE ACCESS**

78 NEW STREET, BURRY PORT (cont'd)

A well presented first floor apartment situated in the heart of the coastal town of Burry Port, within walking distance of shopping centre, Train Station and Boating Marina. The property has an enclosed forecourt and rear garden with lane access. An ideal property for first time buyer/retirement/investor.

GROUND FLOOR - UPVC double glazed entrance door. Staircase leading to first floor.

FIRST FLOOR

LIVING ROOM – 4.30m(14'2") x 3.60m(11'10"). Radiator. Laminate floor. UPVC double glazed window. Storage cupboard housing gas combi boiler.

KITCHEN – 2.76m(9'1") x 2.26m(7'5"). Radiator. Range of base units incorporating 1 ½ basin sink unit. UPVC double glazed window. Storage cupboard. Partially tiled walls.

BACK BEDROOM – 3.31m(10'11") x 3.17m(10'5"). Radiator. UPVC double glazed window. Laminate flooring. Storage cupboard.

FRONT BEDROOM – 4.88m(16'0") x 2.31m(7'7"). Radiator. 2 UPVC double glazed windows. Storage cupboard. Laminate flooring.

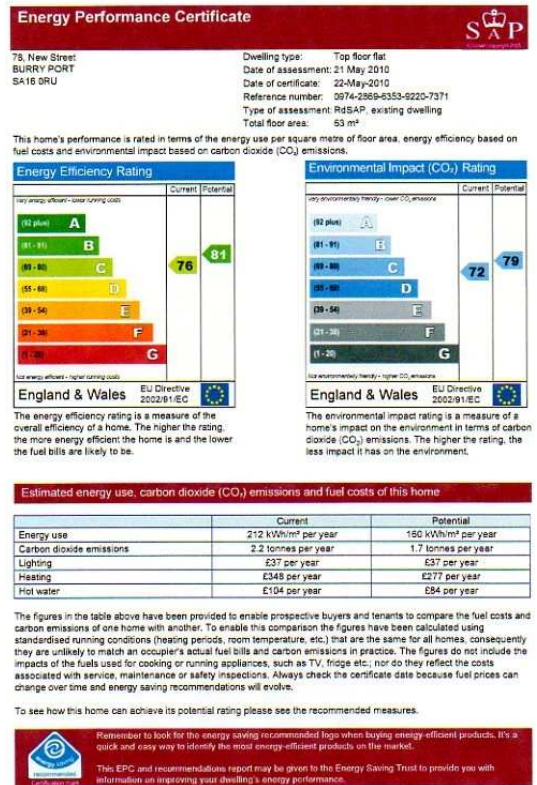
BATHROOM – Bath (shower above), wash hand basin and W.C. UPVC double glazed window. Radiator. Walls partially tiled. Laminate flooring.

OUTBUILDINGS – SHED.

EXTERIOR – Enclosed forecourt with side entrance leading to rear garden with lane access.

TENURE – Leasehold for a term of 125 years from 29th September 1990 with a ground rent of £10 per annum.

VIEWING - Strictly by appointment with THORNES.



PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

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