

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **VERY WELL PRESENTED GROUND FLOOR APARTMENT.**
- **2 BEDROOMS. 2 BATHROOMS/WC's.**
- **GAS C/H. DOUBLE GLAZED WINDOWS.**
- **DESIGNATED CAR PARKING SPACE.**
- **DIRECT ACCESS TO THE COASTAL PATH.**
- **CLOSE TO BURRY PORT HARBOUR.**
- **SHORT WALK BURRY PORT BEACH WEST.**
- **WALKING DISTANCE BURRY PORT TOWN CENTRE AND RAILWAY STATION.**

No 30 Beacon House
Chandlers Yard
Burry Port SA16 0FE

£185,000 OIRO
SHARE OF FREEHOLD

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Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

*A very well presented most conveniently situated **2 BEDROOMED GROUND FLOOR APARTMENT** that was built in 2009 and forms part of a small development of similar type units (**Beacon House - Nos 1 of 9**) with **one designated private car parking space** situated adjacent to the '**Millennium Coastal Path**' within close proximity of **Burry Port Beach West** and within a short level walk of **Burry Port Harbour** and the readily available facilities and services at the centre of **Burry Port** that include a **Railway Station**. The property being located within **half a mile of Ashburnham Golf Club**, is within **1 mile of the A484 'Kidwelly to Llanelli' trunk road**, is within **2.5 miles of Pembrey Country Park**, is within **5 miles of the ancient township of Kidwelly** that is renowned for its **Norman Castle** and the readily available facilities and services at the centre of the town of **Llanelli**, is within **6.5 miles of 'Ffos Las' racecourse** and the property is located some **14 miles south** of the County and Market town of **Carmarthen**.*

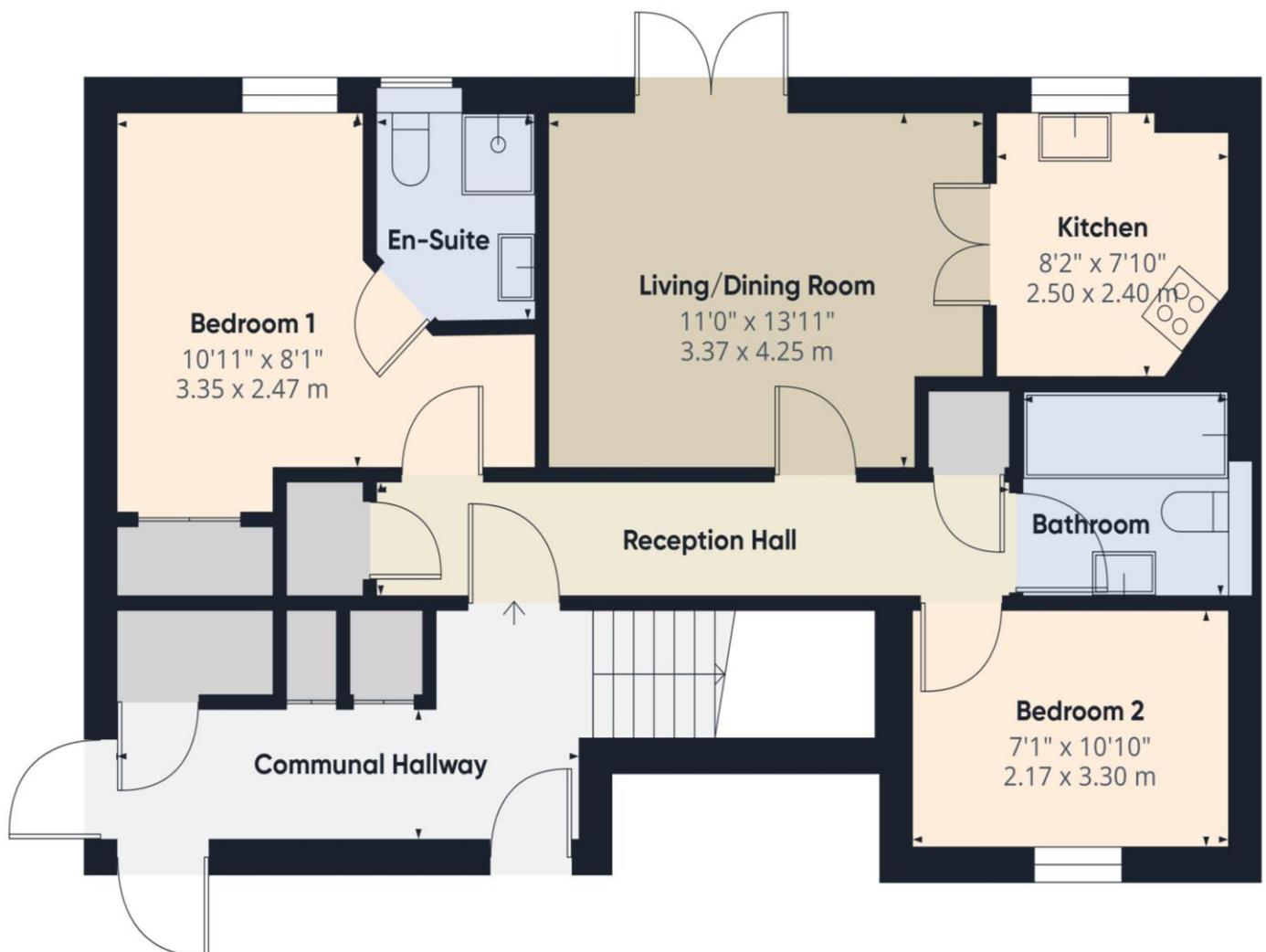
GAS C/H with thermostatically controlled radiators (**HIVE thermostat**). **DOUBLE GLAZED WINDOWS**.

SMOOTH SKIMMED CEILINGS. 8' (2.44m) CEILING HEIGHTS.

THE FITTED CARPETS ARE INCLUDED.

APPLICANTS SHOULD NOTE THAT RESIDENTS OF BEACON HOUSE HAVE THE USE OF A COMMUNAL BIKE STORE, COMMUNAL BIN STORE AND COMMUNAL STORE ROOM ADJACENT TO THE ENTRANCE DOOR AND COMMUNAL LAWNED GARDEN.

APPLICANTS SHOULD ALSO NOTE THAT THE APARTMENT ENJOYS DIRECT ACCESS TO THE COASTAL PATH.



COMMUNAL GROUND FLOOR ENTRANCE HALL

RECEPTION HALL 20' 6" x 3' 5" (6.24m x 1.04m) with burglar alarm keypad. Mains smoke alarm. Door entry telephone. Radiator. 'HIVE' C/h thermostat control. 2 Power points.

BUILT-IN AIRING/LINEN CUPBOARD OFF with slatted shelving. Unvented pressurised hot water cylinder.

BUILT-IN STORE CUPBOARD OFF

BEDROOM 1 13' 10" x 12' 5" (4.21m x 3.78m) overall 'L' shaped plus built-in double wardrobe. 6 Power points. TV and telephone points. Radiator. Double glazed window.

EN-SUITE SHOWER ROOM with boarded effect vinyl floor covering. Radiator. Opaque double glazed 'Porthole' window. Shaver point. Part tiled walls. Extractor fan. Recessed downlighting. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled shower enclosure with plumbed-in shower over.

BEDROOM 2 10' 10" x 7' 2" (3.30m x 2.18m) with radiator. Double glazed window. TV point. 4 Power points.

BATHROOM 6' 2" x 6' (1.88m x 1.83m) with boarded effect vinyl floor covering. Radiator. Shaver point. Extractor fan. Part tiled walls. Fitted wall mirror. 3 Piece suite in white comprising pedestal wash hand basin, WC and bath tub with plumbed-in shower over and shower screen.

LIVING/DINING ROOM 13' 10" x 11' (4.21m x 3.35m) overall slightly 'L' shaped with 2 radiators. 8 Power points. Satellite and terrestrial TV points. Telephone point. PVCu double glazed double French doors to the garden area that overlooks the coastal path. Double doors to

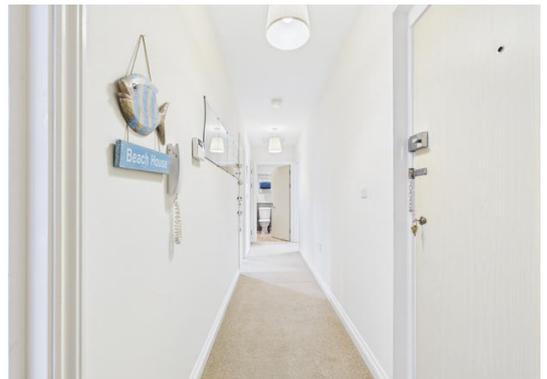
FULLY FITTED KITCHEN 8' 2" x 7' 10" (2.49m x 2.39m) with boarded effect vinyl floor covering. Double glazed window. Part tiled walls. Mains smoke alarm. Recessed downlighting. 7 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, gas hob, electric oven, integrated fridge, freezer and washer/drier, canopied cooker hood. Wall mounted 'Baxi' gas fired central heating boiler.

EXTERNALLY

Small garden area and patio off the living room. **Designated car parking space for 1.** Residents have the use of a communal bike store, bin store, store room and garden area.

SERVICE CHARGE No.1 = £25 per annum.

SERVICE CHARGE No. 2 = £80 per month for the maintenance etc. of the main building and all communal areas.







DIRECTIONS: - From the **centre of Burry Port** the property is located by **turning off the B4311 'Ashburnham Road'** onto **'Derwydd Road'**. Travel **past** the turning for 'Y Derwydd' and 'Parsons Cockles' and **turn first right** into **'Chandlers Yard'** **opposite** the playground.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

SERVICES: - Mains electricity, water (metered), drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND C. 2025/26 = £2,099.50p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

18.08.2025 - REF: 7102