

Sales & Lettings of
Residential, Rural
& Commercial
Properties

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- **SUITABLE AS A MAIN RESIDENCE OR HOLIDAY HOME. EXCELLENT INVESTMENT OPPORTUNITY.**
- **VIEWS OVER THE TOWY ESTUARY TOWARDS FERRYSIDE AND OUT OVER CARMARTHEN BAY.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **RAILED BALCONY WITH COASTAL VIEWS.**
- **DIRECTLY OPPOSITE AND OVERLOOKING LLANSTEFFAN BEACH.**
- **MID-TERRACED COTTAGE STYLE HOUSE.**
- **3 BEDROOMS.**
- **ELECTRIC HEATING (2008 - Wet system).**
- **9 MILES SOUTH WEST OF CARMARTHEN.**

No 4 Innisfree Cottages
The Green
Llansteffan SA33 5LW

£250,000 OIRO
LEASEHOLD

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The Property
Ombudsman

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 modern very well presented traditionally built **MIDDLE LINKED 3 BEDROOMED DWELLING** located on a small quiet private complex (1 of 16) situated overlooking the foreshore at Llansteffan enjoying far reaching views towards Llansteffan Castle, over the Towy estuary towards Ferryside and out over Carmarthen Bay towards The Gower in the distance being located within walking distance of the usual range of local amenities including Primary School, Public Houses etc. at the centre of the ancient estuarial village of Llansteffan that is renowned for its Castle and which in turn is located some **9 miles south west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

GLORIOUS VIEWS ARE ENJOYED FROM THE PROPERTY OVER LLANSTEFFAN BEACH TOWARDS LLANSTEFFAN CASTLE, THE TOWY ESTUARY TOWARDS FERRYSIDE AND BEYOND AND OUT OVER CARMARTHEN BAY TOWARDS THE GOWER IN THE DISTANCE.

APPLICANTS MAY BE INTERESTED TO NOTE THAT NEW INTERNAL DOORS, THE CENTRAL HEATING SYSTEM AND KITCHEN/BATHROOM FITMENTS WERE RENEWED/INSTALLED IN 2008.

FIRST TIME ON THE MARKET SINCE 1999. NO FORWARD CHAIN.

ELECTRIC HEATING with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

PLASTIC FASCIA AND SOFFIT. SMOOTH SKIMMED/STIPPLED AND COVED CEILINGS.

THE FITTED CARPETS ARE INCLUDED.

CANOPIED ENTRANCE PORCH with PVCu opaque double glazed entrance door to

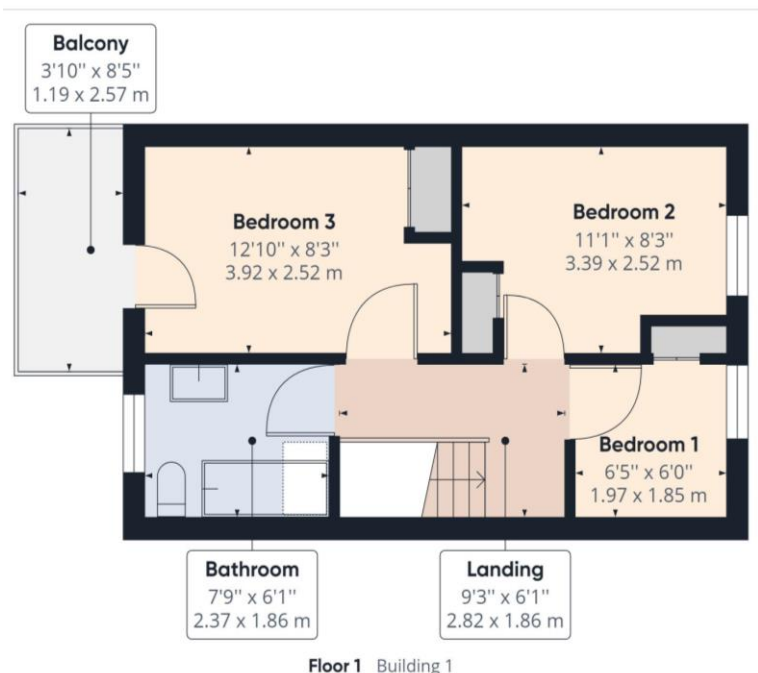
RECEPTION HALL 6' 6" x 6' 3" (1.98m x 1.9m) with radiator. Staircase to First Floor. Cloak hooks. Recessed downlighting. Opening to

LIVING/DINING ROOM 17' 5" x 14' 9" (5.3m x 4.49m) overall 'L' shaped with side screens to rear and which overlooks the communal garden and swimming pool. TV and Telephone points. Radiator. Recessed downlighting. 7 Power points. Wall mounted 'Dimplex' log effect electric fire. **3' 8" (.91m) wide opening to**

FITTED KITCHEN 8' x 6' 6" (2.44m x 1.98m) with vinyl floor covering. PVCu double glazed window with a **view over the Towy estuary towards Ferryside and out over Carmarthen Bay**. Part tiled walls. 7 Power points. Recessed downlighting. Range of fitted base and eye level kitchen units incorporating a ceramic hob, 'Indesit' oven and grill, sink unit, integrated fridge, freezer, washing machine and canopied cooker hood.

FIRST FLOOR - moulded white panel effect doors.

LANDING with C/h timer and thermostat controls. Access to loft space. **To the loft space there is an 'Aztec' electric central heating boiler and pre-lagged hot water cylinder.**



REAR BEDROOM 1 6' 5" x 6' 1" (1.95m x 1.85m) plus built-in wardrobe with PVCu double glazed window overlooking the complex communal garden and swimming pool. Radiator. 1 Power point.

REAR BEDROOM 2 11' 2" x 8' 3" (3.40m x 2.51m) overall with fitted wardrobe with double door. Radiator. 2 Power points. PVCu double glazed window overlooking the complex communal garden and swimming pool.

FRONT BEDROOM 3 12' 10" x 8' 3" (3.91m x 2.51m) with radiator. Fitted wardrobe with double doors. 2 Power points. Radiator. PVCu double glazed door to the railed balcony with a **view over Llansteffan beach and the estuary towards Ferryside.**

RAILED BALCONY 8' 5" x 3' 10" (2.56m x 1.17m) providing glorious far reaching views over Llansteffan beach towards Llansteffan Castle, the Towy estuary towards Ferryside and out over Carmarthen Bay towards the Gower in the distance.

BATHROOM 7' 9" x 6' 1" (2.36m x 1.85m) with vinyl floor covering. Towel warmer ladder radiator. PVCu opaque double glazed window. Recessed downlighting. Fully tiled walls. Shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and panel bath with electric shower over and shower screen.

EXTERNALLY - The property backs on to the **communal garden and heated outdoor swimming pool area** which is for the **sole use of the occupiers** of the individual units that make up the complex. In addition **private communal car parking** is available.

ENERGY EFFICIENCY RATING: - F (33). **We are advised at the rating could be improved to an E rating if a dual rate meter was installed**

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9952-2868-6608-2422-8025.







DIRECTIONS: - Upon entering **Llansteffan** from the **Carmarthen** direction, **turn left for the beach** (signposted). Continue onto '**The Green**' and **travel down to the Beach Car Park** and the '**Innisfree Complex**' will be found **opposite** the **Beach Car Park** on your **right hand side** with **No 4** being to the **right** of the **pedestrian entrance to the complex**.

LEASE: - The property is held under the residue of the terms of a **999 year Lease** that commenced on the **27th September 1999**.

MANAGEMENT/SERVICE CHARGE: - the service charge is for the yearly maintenance expenses and which is paid in **two instalments** on 28th February and 31st August each year. The **service charge** for **2023/24 = £2,093.94p**. The service charge **covers the cost** of cleaning/maintenance of all communal areas including the garden, parking areas, swimming pool etc. and **varies** from year to year dependant upon maintenance expenses at the time.

GROUND RENT: - There is **no** ground rent as **all Leaseholders** are **Shareholders in 'Innisfree Management Complex Ltd'**.

RESTRICTION IN LEASE: - **No pets** may be kept on the premises.

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

COUNCIL TAX: - BAND C. 2023/24 = £1,634.11p. **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.

Details amended – 16.01.2024

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

27.10.2022 - REF: 6469