

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **SUITABLE AS A MAIN RESIDENCE OR HOLIDAY HOME.**
- **MODERN END OF LINK COTTAGE STYLE DWELLING.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **SHORT WALK SANDY BEACH AND FORESHORE.**
- **EASE OF ACCESS TO LLANSTEFFAN BEACH AND VILLAGE AMENITIES.**
- **2 BEDROOMS. 2 WC's.**
- **ELECTRIC HEATING. PRIVATE CAR PARKING.**
- **PRESENTLY UTILISED AS A HOLIDAY COTTAGE.**

**No 15 Innisfree Cottages
The Green
Llansteffan SA33 5LW**

£210,000 OIRO
LEASEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

naei | propertymark
PROTECTED

arta | propertymark
PROTECTED

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 very well presented modern **2 BEDROOMED 'COTTAGE' style END of LINK DWELLING** that has been **modernised and updated by the vendors since 2017** located on a **small quiet complex** (one of sixteen) part of which overlooks the foreshore of Llansteffan that in turn offers the usual range of local amenities including a Primary School, Public Houses, Community shop etc and which is renowned for its Castle and sandy beach being located some **9 miles south west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

ELECTRIC HEATING. PVCu DOUBLE GLAZED WINDOWS.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. PLASTIC FASCIA AND SOFFIT.

SMOOTH SKIMMED CEILINGS - SOME COVERED. THE FITTED CARPETS ARE INCLUDED.

CANOPIED ENTRANCE PORCH with PVCu part opaque double glazed entrance door to

RECEPTION HALL with vinyl floor covering. Cloak hooks. Doors to the open plan Kitchen/Living room and

SEPARATE WC with vinyl floor covering. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Fitted wall unit.

OPEN PLAN FITTED KITCHEN/LIVING/DINING ROOM 21' 11" x 13' 4" (6.68m x 4.06m) overall 'L' shaped with 2 wall mounted electric heaters. Double aspect. 2 PVCu double glazed windows. PVCu double glazed sliding patio door to and overlooking the communal garden and swimming pool area. Staircase to first floor. Understairs storage cupboard. Mains smoke detector. Part tiled walls. TV and telephone points. 13 Power points. Range of fitted base and eye level Kitchen units incorporating a 1½ bowl sink unit, cooker hood, ceramic hob and electric oven. Plumbing for dishwasher.

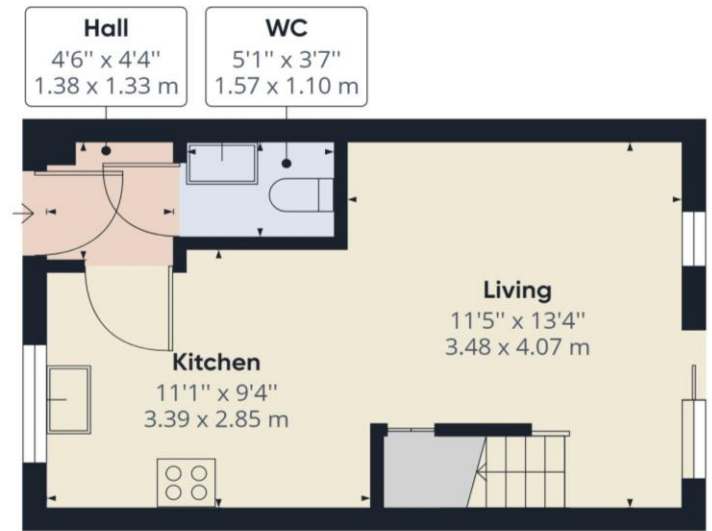
FIRST FLOOR

LANDING with access to loft space. Mains smoke detector. Immersion heater switch.

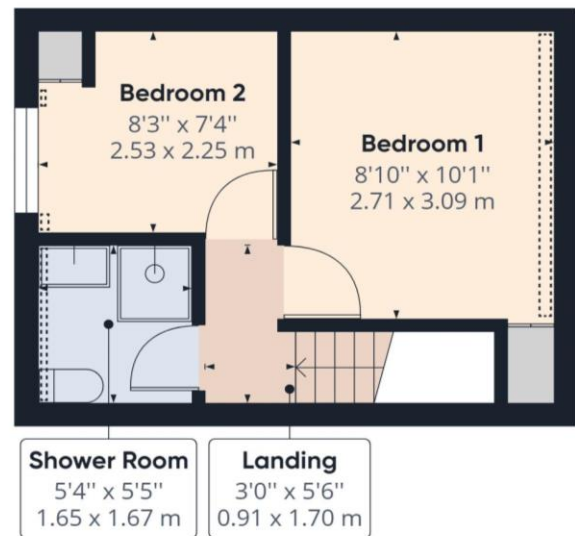
SHOWER ROOM 5' 5" x 5' 4" (1.65m x 1.62m) with vinyl floor covering. Electric towel warmer ladder radiator. Beamed part sloping ceiling. 2 Piece suite in white comprising WC and wash hand basin with drawers beneath. Shaver point. Quadrant shower enclosure with waterproofed panelled walls, electric shower over and sliding shower door.

REAR BEDROOM 1 10' 2" x 8' 11" (3.10m x 2.72m) with part sloping beamed ceiling having a double glazed 'Velux' window. 2 Wall mounted electric heaters. 6 Power points. TV point. Built-in wardrobe off over the stairwell.

FRONT BEDROOM 2 8' 3" x 7' 4" (2.51m x



Ground Floor



Floor 1

2.23m) with vinyl floor covering. 2 Wall mounted electric heaters. PVCu double glazed window. 4 Power points. Fitted eaves wardrobe. Beamed part sloping ceiling.

EXTERNALLY

Hardcored forecourt with private car parking. The property abuts at the rear the complex communal garden and heated outdoor swimming pool which is for the sole use of the occupiers of the individual units that make up 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 the **28th February** and **31st August** each year.

The Service Charge for 2022/2023 = £2,400.

The service charge covers the cost of cleaning/maintenance of all communal areas including the garden, parking areas, swimming pool and varies from year to year dependent 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.







DIRECTIONS: - Upon entering Llansteffan from the Carmarthen direction **turn left for the beach (signposted)**. Continue onto 'The Green' and the **pedestrian entrance** to 'Innisfree' will be found **opposite the beach car park** on the **right hand side**. **However**, you can drive **past** this entrance to the **end of 'The Green'** and around the corner **keeping right** along a small lane and the parking area for **No 9** will be found on the **right hand side opposite** 'Llansteffan Coastguard Station' and the purpose built enclosed small games area.

ENERGY EFFICIENCY RATING: - D (60).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9098-1915-6262-9305-8934.

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

COUNCIL TAX: – BAND C. 2022/23 = £1,529.08p. *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

04.12.2022 - REF: 6490