3 Y Corsydd

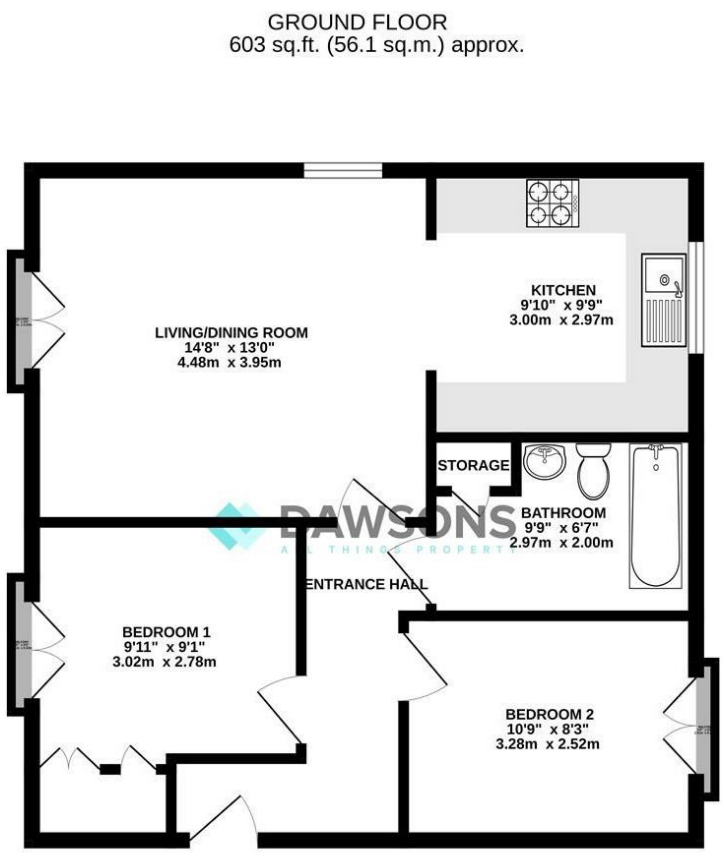
, Llanelli, SA15 2DX

Offers Around £175,000

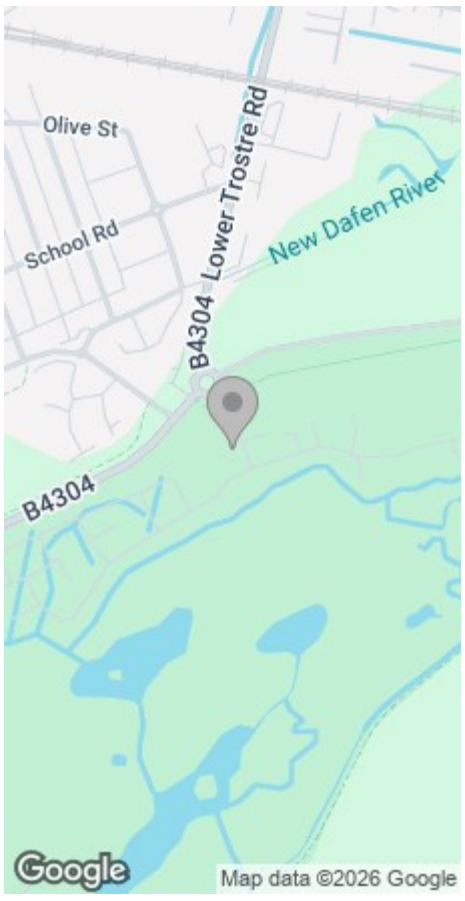
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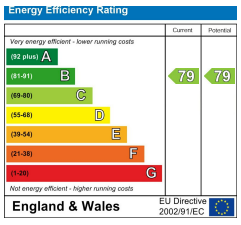
FLOOR PLAN



AREA MAP



EPC



These particulars, whilst believed to be accurate 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 or representations 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.

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GENERAL INFORMATION

Sitting in the sought-after coastal area of Y Corsydd, Llanelli, this exquisite second-floor flat has been completely refurbished to a very high standard within the last year. Boasting outstanding coastal views, this property is a true gem for those seeking a serene seaside lifestyle.

Upon entering, you are welcomed into a communal hall and staircase, accessible from both the front and rear of the building. The apartment entrance hall leads you into a spacious lounge and dining area, which is open plan to a recently re-fitted kitchen, creating a perfect space for entertaining or relaxing. The lounge features French doors that open onto a charming Juliette balcony, allowing you to soak in the stunning views of the coast.

This flat comprises two well-proportioned bedrooms, with the master bedroom also benefiting from its own Juliette balcony, ensuring that the breath-taking scenery is never far away. The re-fitted bathroom is contemporary and stylish, completing the accommodation to a high standard.

Additionally, the property offers allocated parking at the rear in the communal parking area, providing convenience for residents.

Viewing this property is essential to truly appreciate its fantastic condition, the quality of the refurbishment, and the unparalleled coastal location. Whether you are looking for a new home or a holiday retreat, this flat promises a delightful living experience by the sea.







FULL DESCRIPTION

Communal hallway and staircase

Apartment entrance hall

Lounge/dining room open plan to:
14'8" x 12'11" (4.48 x 3.96)
French doors with Juliette balcony to front with panoramic coastal views



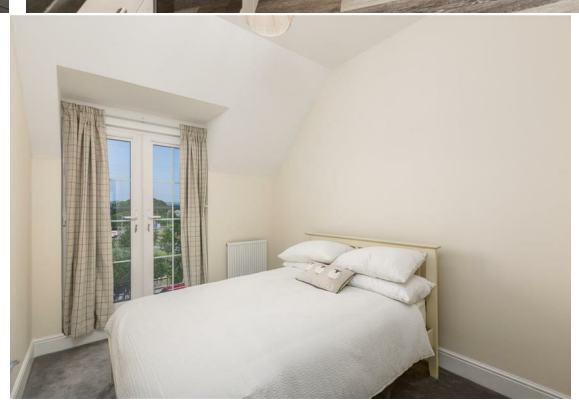
Kitchen
9'10" x 9'8" (3.00 x 2.97)



Bedroom 1
9'10" x 9'1" (3.02 x 2.78)
With French doors and Juliette balcony to front with panoramic coastal views.









Bedroom 2
10'9" x 8'3" (3.28 x 2.52)
With French doors opening to a Juliette balcony.

Bathroom
9'8" x 6'6" (2.97 x 2.00)

External parking
Allocated parking to the rear of the apartment block with rear access into the communal hall and staircase.

EPC = C

Council Tax Band = D

Tenure
Leasehold. Leasehold Terms - 125 years from 2014. Years remaining - 113. Ground rent per annum is £400.00 (review period is every 10 years). Annual service charge £1577.50 (reviewed annually).

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





