Maliphant Bwlchygwynt

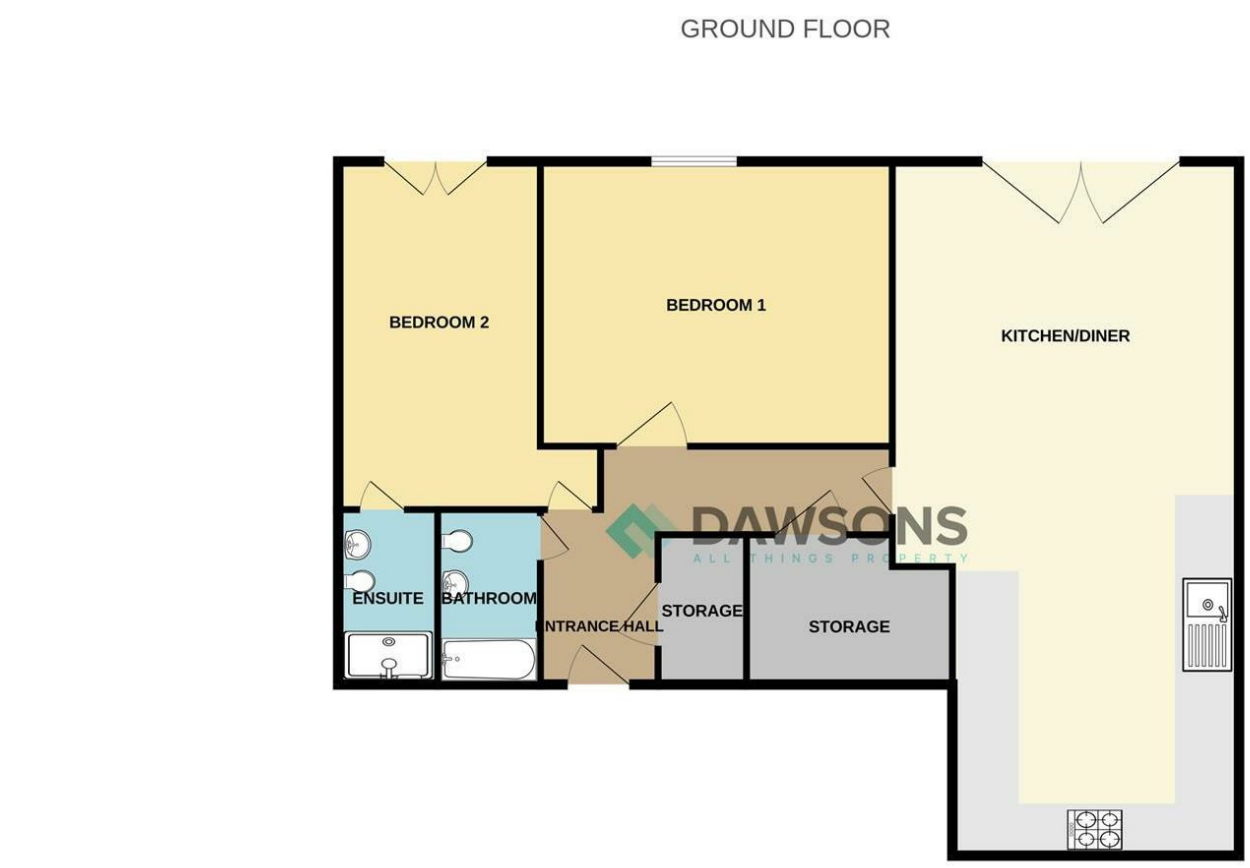
, Llanelli, SA15 2GD

Offers Around £190,000

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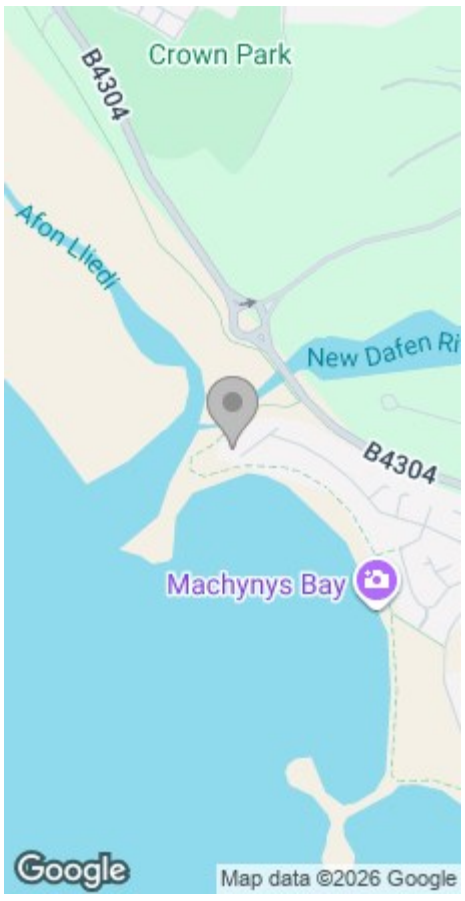


FLOOR PLAN

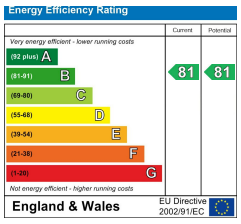


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Perfectly positioned along the breath taking coastal path on the sought-after Machynys Peninsula, this exceptional first-floor apartment offers far more than simply a home it presents an enviable lifestyle defined by tranquillity, luxury, and everyday seaside living.
Boasting uninterrupted views stretching across the shimmering coastline, this beautifully presented apartment occupies an elevated position that allows you to wake each morning to the calming sight of the sea, with ever-changing panoramic views providing a spectacular backdrop throughout the day.
Recently redecorated throughout to an impeccable standard, the apartment feels fresh, elegant, and effortlessly contemporary, creating a wonderful sense of light. Every detail has been carefully refreshed, allowing any new owner to simply move in and immediately begin enjoying this remarkable setting.
The location itself is truly second to none. Situated directly on the renowned Millennium Coastal Path, one of Wales' most scenic stretches of coastline, endless miles of walking, cycling, and outdoor recreation quite literally begin from your doorstep. For those seeking an active lifestyle, the prestigious Machynys Peninsula Golf & Country Club, offering first-class golfing facilities, spa amenities, and fine dining in a truly spectacular coastal setting.
Adding further appeal, the area continues to benefit from exciting regeneration and investment, including the nearby state-of-the-art







FULL DESCRIPTION

Entrance

Hallway

Kitchen/Diner
25'9" x 12'6" (7.85 x 3.82)

Bedroom One
12'2" x 10'11" (3.72 x 3.33)

Bedroom Two
12'2" x 10'0" (3.72 x 3.06)

En Suite

Bathroom
7'0" x 5'5" (2.15 x 1.67)

Storage

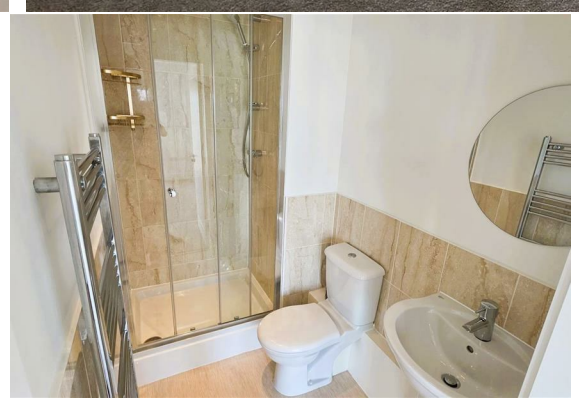
Storage













External

Parking
One designated space in car park

Council Tax
Band D

EPC
B

Tenure
LEASEHOLD
Term of lease: ___125 years_____
Years remaining: __112 years_____
Ground rent (yearly): £___400_____
Ground rent review period (year): ___Fixed for 10years next review 2034
Annual service charge: £187.00
Monthly block service charge (Currently) £130 per month.

Services
Mains electric, water & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage





