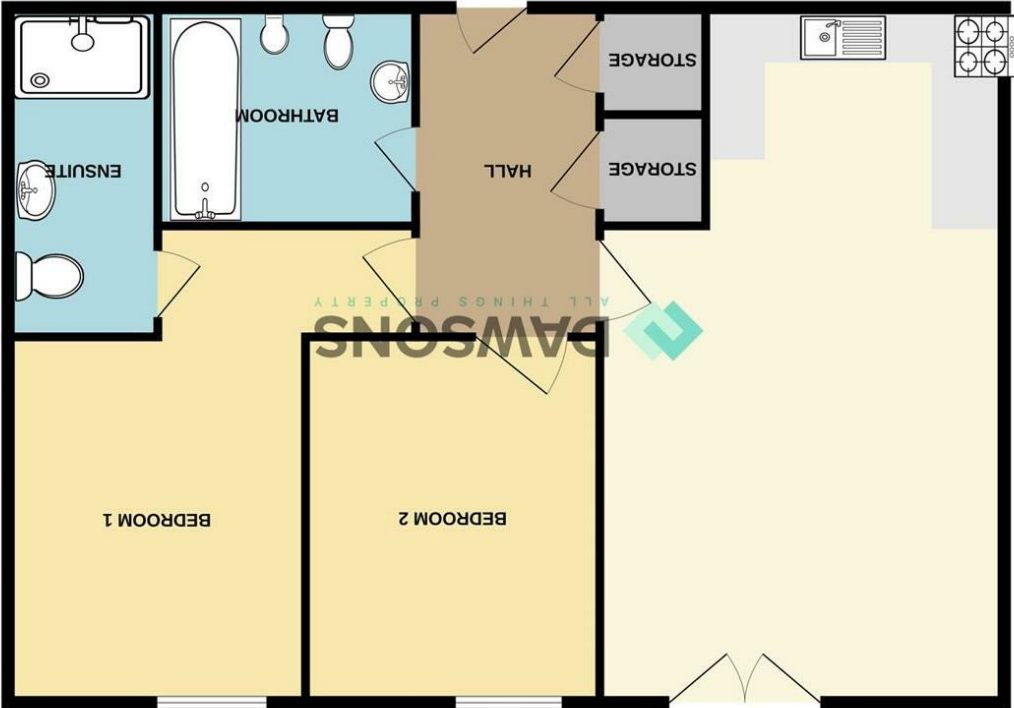


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



FLOOR PLAN



AREA MAP

GENERAL INFORMATION

Nestled in the charming area of Bwlchygywynt, Llanelli, this delightful first-floor two-bedroom apartment offers a perfect blend of comfort and coastal living. With stunning coastal views, this property is an ideal retreat for those seeking a serene lifestyle by the water.

Upon entering, you are welcomed by a spacious hallway that leads to an open-plan living area, seamlessly combining the kitchen and dining space. The design is both modern and inviting, making it perfect for entertaining guests or enjoying quiet evenings at home. Large patio doors open onto a private balcony, where you can soak in the picturesque views and fresh sea air.

The apartment features two well-appointed bedrooms, providing ample space for relaxation. Additionally, there are two bathrooms, ensuring convenience for both residents and visitors alike.

For those who enjoy outdoor activities, the coastal paths are right on your doorstep, offering scenic walks along the beautiful coastline. Furthermore, Machynys Golf Course is nearby, making it an excellent choice for golf enthusiasts.

This property is not just a home; it is a lifestyle choice, combining the beauty of coastal living with modern amenities. If you are looking to buy, this first-floor apartment in Llanelli is a wonderful opportunity to embrace a tranquil yet vibrant community.

FULL DESCRIPTION

COMMUNAL ENTRANCE

APARTMENT ENTRANCE

HALLWAY

OPEN PLAN
LOUNGE/KITCHEN/DINING
ROOM

22'6 x 13'7 (6.86m x 4.14m)

BEDROOM 1

15'6 x 10'0 (4.72m x 3.05m)

EN SUITE

BEDROOM 2

11'5 x 8'3 (3.48m x 2.51m)

BATHROOM

EXTERNAL



PARKING

COUNCIL TAX BAND = D

EPC = B

TENURE

Leasehold Terms - 125 years commencing 2010. Years remaining 109. Ground rent is £250.00 per annum. Service charge is £1754.91 per annum.

SERVICES

Heating System - Electric
Mains electricity, sewerage and water (billed)
Broadband - The current supplier is Now TV
Mobile - There are no known issues with mobile coverage using the vendors current supplier.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

