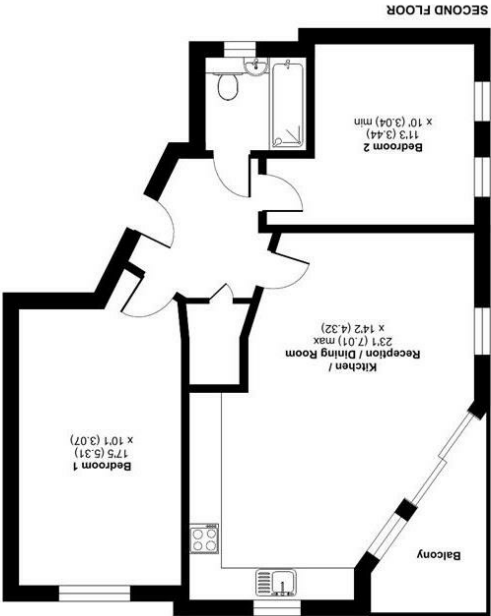


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1341888
Incorporating International Property Measurement Standards (IPMS2 Residential). © redroom 2025.

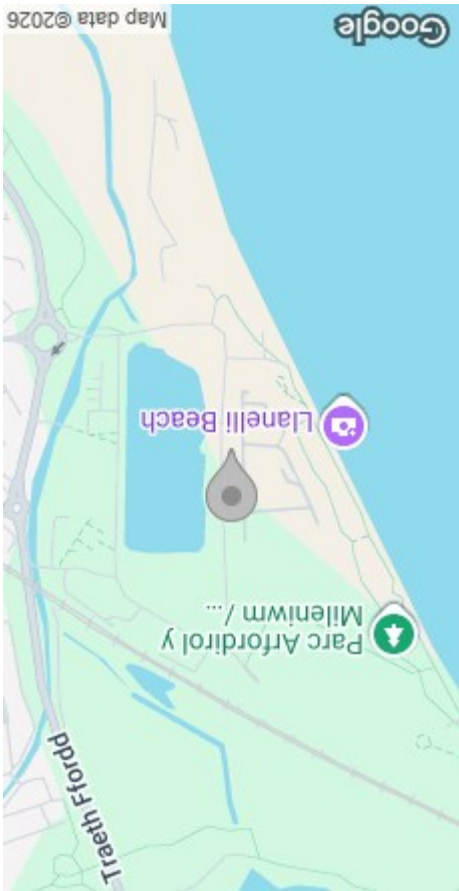


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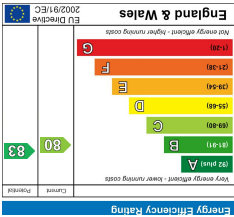
Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

*****CASH BUYERS ONLY*****
Situating on the coastal path at Llanelli, this charming second floor apartment presents an exceptional opportunity for those seeking a tranquil living space by the sea. Featuring a well-appointed interior that seamlessly combines an open plan lounge, recently fitted kitchen with integral appliances including, double oven, microwave, fridge/freezer, dish washer and washing machine.

The newly fitted modern bathroom is designed with both style and functionality in mind, with a bath and shower catering to your everyday needs. The apartment's location is particularly advantageous, as it is conveniently situated close to a variety of local amenities, ensuring that you have everything you need within easy reach.

This property not only offers a beautiful living space but also the chance to enjoy the tranquil surroundings of Llanelli. With its high-quality finishes and prime location, this flat is a rare find in today's market. Do not miss the opportunity to make this lovely apartment your new home.

FULL DESCRIPTION

Hallway

Kitchen/Reception/Dining Room

22'11" x 14'2" (7.01m x 4.32m)

Bedroom One

17'5" x 10'0" (5.31m x 3.07m)

Bedroom Two

11'3" x 9'11" (3.44m x 3.04m)

Family Bathroom

Council Tax Band = D

Tenure

Leasehold - Terms of lease 125 years, 104 years remaining. Ground rent is £125.00 per annum. Service charge is £368.00 pcm



EPC = C

Services

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

