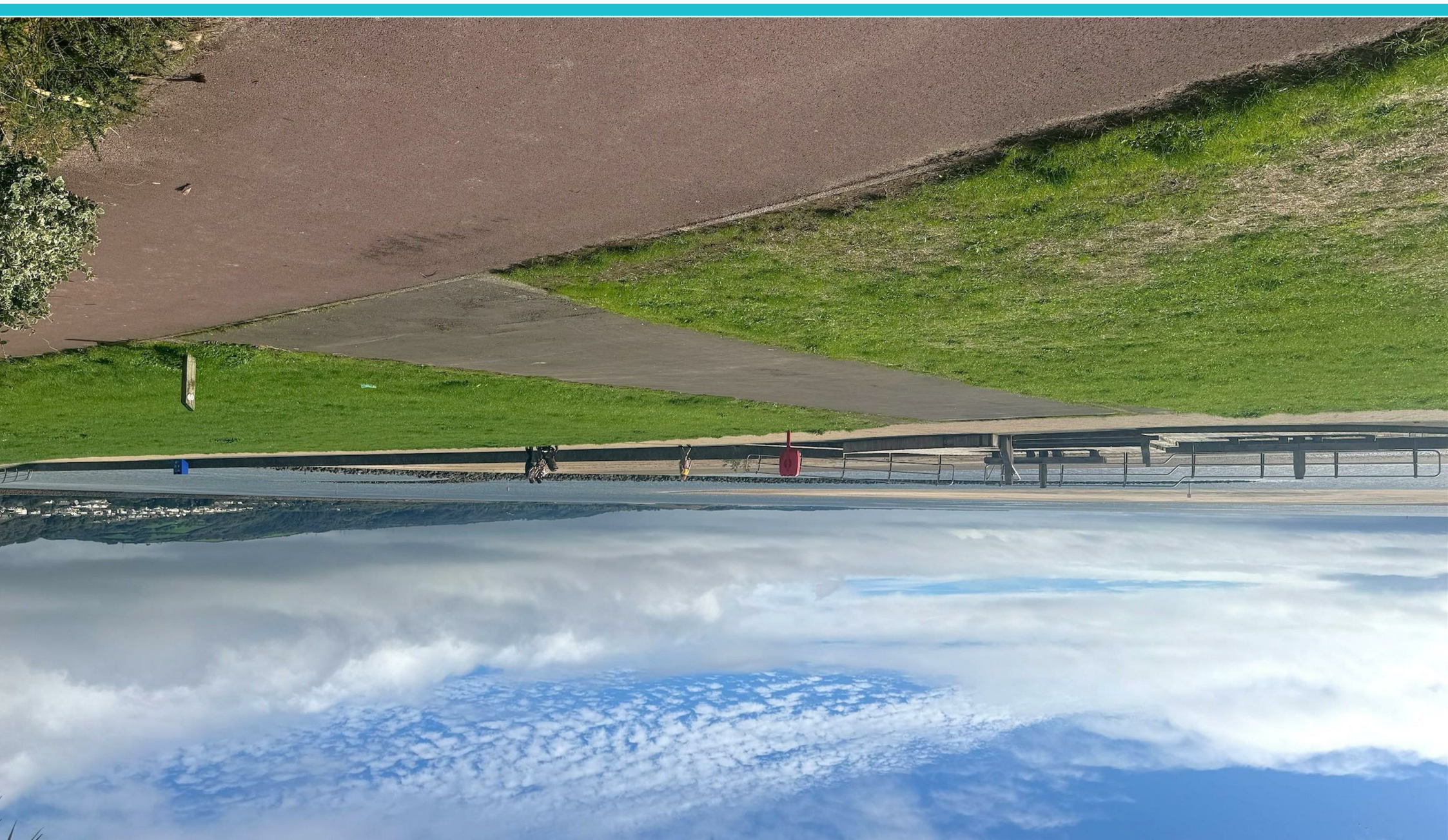
Flat 1 Pentre Doc Y Gogledd

, Llanelli, SA15 2LQ

Offers Around £108,000

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DAWSONS
ALL THINGS PROPERTY

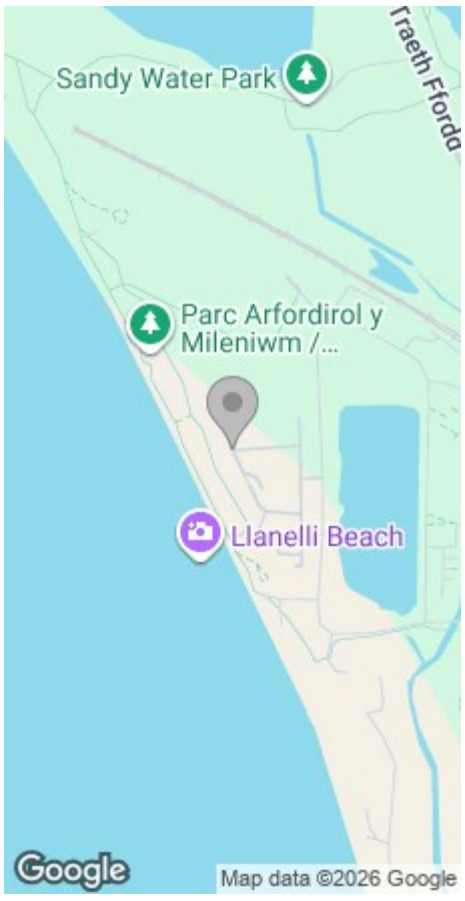


FLOOR PLAN

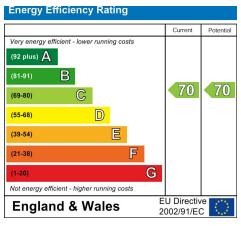


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**********CASH BUYERS ONLY**********
Nestled in the development, Pentre Doc Y Gogledd, Llanelli, this delightful ground floor flat offers a perfect blend of modern living and stunning coastal views. Built in 2007, the property boasts a contemporary design and is ideal for those seeking a comfortable and convenient lifestyle.
The flat features two well-proportioned bedrooms, providing ample space for relaxation or study. The family bathroom is thoughtfully designed, ensuring both functionality and comfort. The heart of the home is the open plan kitchen, dining, and living area, which creates a warm and inviting atmosphere. This space is perfect for entertaining guests or enjoying quiet evenings at home. Large windows allow natural light to flood in, and the balcony terrace offers a picturesque view of the sea, making it an ideal spot for morning coffee or evening sunsets.
One of the standout features of this property is the coastal path right on your doorstep, inviting you to explore the beautiful surroundings and enjoy leisurely walks by the sea. The flat is offered with no chain, making the purchasing process straightforward and hassle-free.
This property is perfect for those looking to downsize or secure a holiday home by the coast. With its modern amenities and prime location, this flat presents an excellent opportunity to enjoy coastal living in a low-maintenance setting.







FULL DESCRIPTION

Hallway

Kitchen/Reception/Dining Room
16'0" x 20'0" (4.889 x 6.105)

Bedroom 1
9'9" x 19'8" (2.977 x 6.005)

Bedroom 2
9'10" x 13'1" (3.022 x 4.003)

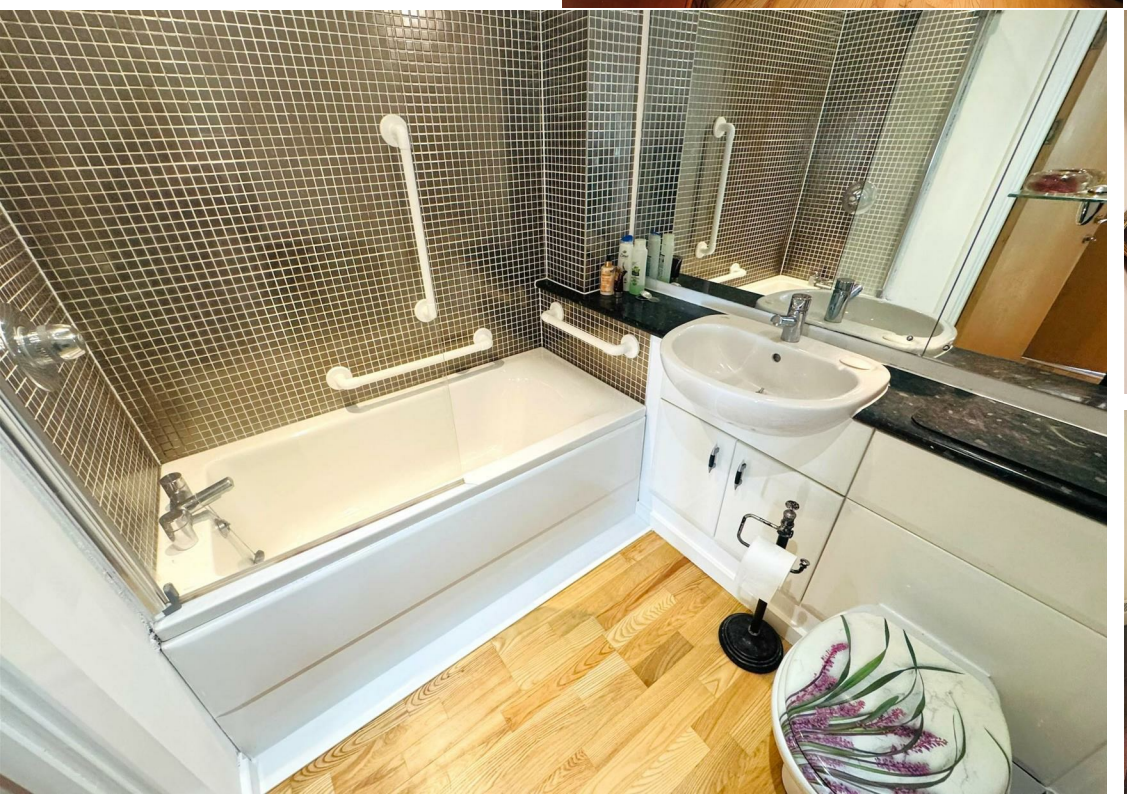
Family bathroom
5'9" x 6'6" (1.753 x 1.989)

External
1 parking space













Tenure
Leasehold - Terms of lease 125 years, 104 years remaining. Ground rent is £150 per annum. Service charge is £448 per month.

EPC
C

Council tax
E

Services
Heating System - Electric
Mains sewerage and water
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.



