



## Flat 5, Cwrt Naomi Pentre Doc Y Gogledd, Llanelli, SA15 2LY

**£120,000**

This third-floor, three-bedroom apartment on the North Dock Millennium Coastal Park boasts stunning views from the sit out balcony. Featuring three spacious double bedrooms and a fabulous living area that seamlessly integrates the lounge, dining area, and kitchen, creating a spacious and inviting environment. Double-glazed windows and patio doors flood the space with natural light.

The development is conveniently located for the cycle path, providing easy access to Burry Port, and offers excellent road links to Llanelli town, Swansea and Junction 48 of the M4, making it an ideal location for both commuting and leisure. Offered for sale with no chain and viewing recommended.

## The Accommodation Comprises

### Ground Floor

#### Communal Hall

#### Third Floor Communal Landing

#### Entrance Hall



A spacious hallway with wall mounted electric heater, storage cupboard.

#### Lounge/Kitchen/Dining Room 15'7" x 19'9" (4.75m x 6.01m)



The apartment features a fabulous living area that seamlessly integrates the lounge, dining area, and kitchen, creating a spacious and inviting environment. Double-glazed windows and patio doors flood the space with natural light.

The patio doors open to a sit-out balcony, where you can enjoy breath-taking views over the North Dock Pool, making it a perfect spot for relaxation and outdoor dining.

## Kitchen Area



The kitchen area of the open-plan living space is well-appointed, featuring a range of base and eye-level units with ample worktop space. It is equipped with a stainless steel sink unit, a built-in washing machine, and a built-in electric oven paired with a four-ring electric hob and an extractor hood overhead. This thoughtful layout ensures both functionality and style, making it a practical and attractive centrepiece for the home.

## Balcony Views



**Bedroom 1 10'10" x 6'7" (3.31m x 2.00m)**



Double glazed window to front, ceiling spotlights, wall mounted electric heater.

**Bedroom 2 15'7" x 10'2" (4.75m x 3.09m)**



Double glazed window to rear with views over North Dock, ceiling spotlights, wall mounted electric heater.

**Bedroom 3 11'5" x 13'3" (3.48m x 4.04m)**



Double glazed window to side, ceiling spotlights, wall mounted electric heater.

**Bathroom**



Three piece suite comprising bath with shower over, vanity wash hand basin and WC, tiled splashbacks, heated towel rail.

**External**

Allocated parking space.

## Aerial Images



## Agents Note

Council Tax Band - E

Tenure - Leasehold with 104 Year Remaining

Ground Rent - £150.00 a year

Service Charge - £357.45 a month

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 80 Mbps Ultrafast

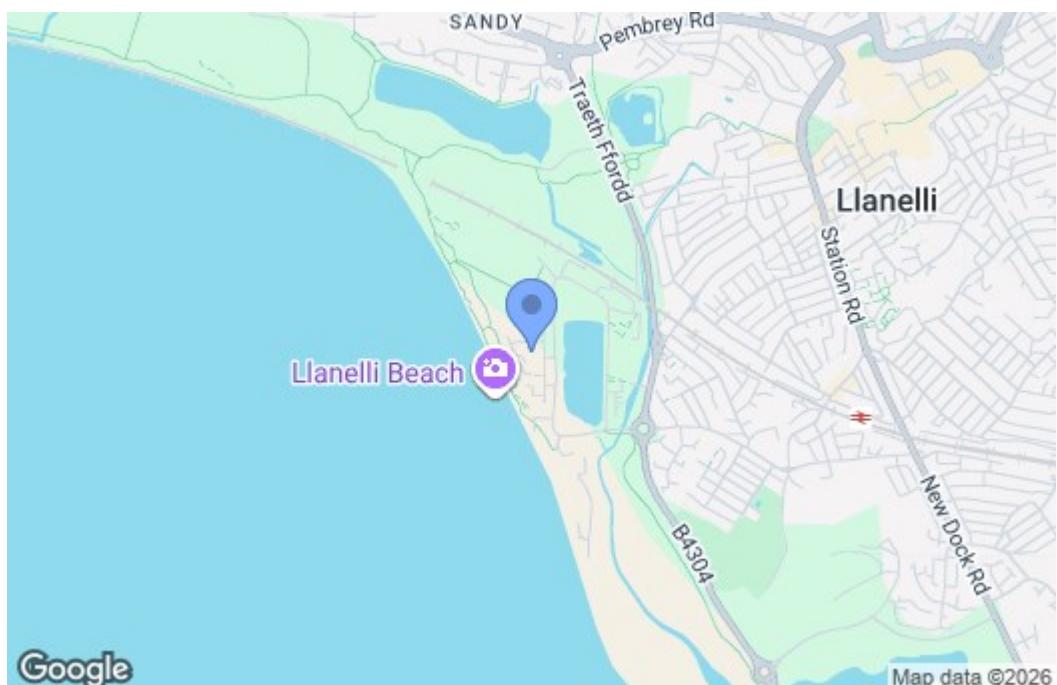
1000 Mbps

Satellite / Fibre TV Availability -BT Sky

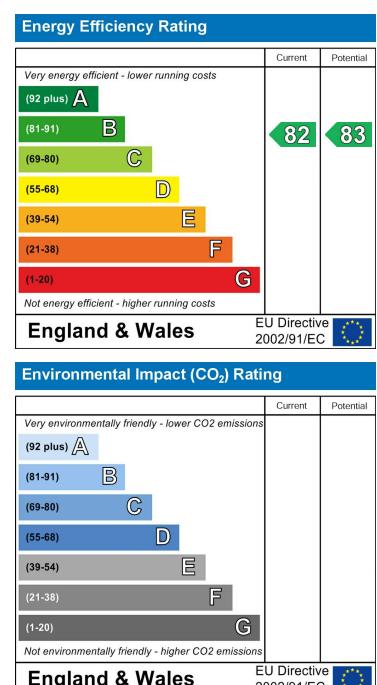
## Floor Plan



## Area Map



## Energy Efficiency Graph



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