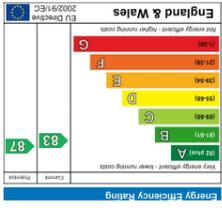


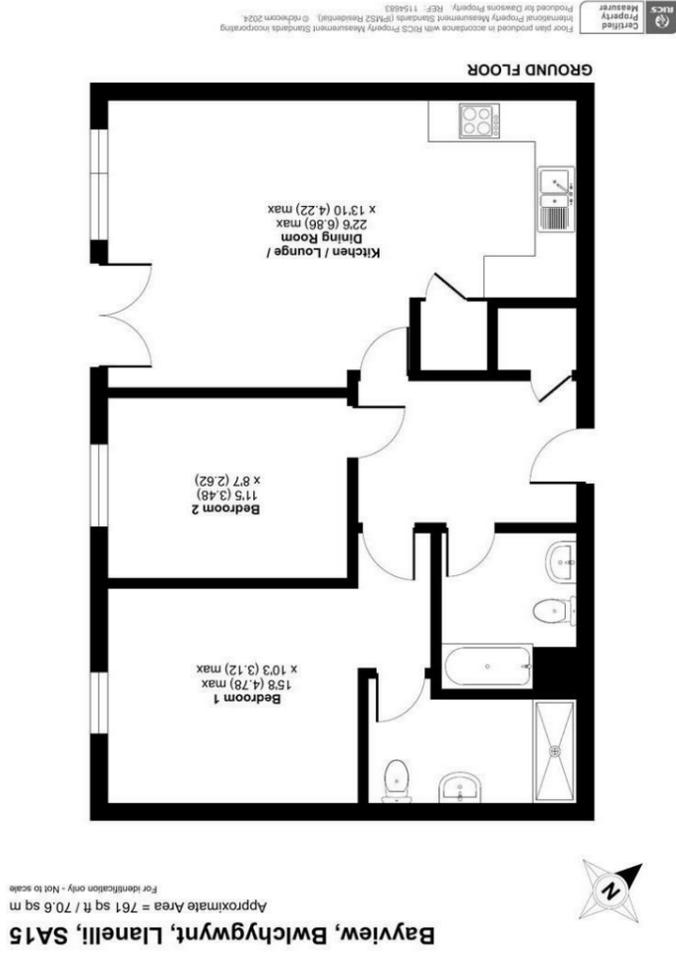
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



Bayview, Bwlchgywnt, Llanelli, SA15  
 Approximate Area = 761 sq ft / 70.6 sq m  
 For identification only - Not to scale

FLOOR PLAN



8 Bayview,  
 Bwlchgywnt, Llanelli, SA15 2GB  
 Asking Price £180,000



## GENERAL INFORMATION

Nestled in the picturesque location of Bwlchygwyn, Llanelli, this coastal apartment offers a truly remarkable living experience. The property boasts not only stunning views over Machynys bay and North Gower in the distance but also direct access to the coastal path, making it a haven for those who relish walking or cycling along the serene coastline.

Upon entering, you are greeted by a modern and contemporary interior, starting with a welcoming entrance hall that leads to an open plan lounge, dining area, and kitchen. The apartment comprises two bedrooms, with the master bedroom featuring en-suite facilities for added convenience. Additionally, there is a well-appointed bathroom to service the second bedroom.

One of the highlights of this property is the balcony where you can unwind and soak in the breath-taking views at any time of the day. The proximity to amenities including the Nicklaus designed 7121 yard modern links championship golf course ensures that daily essentials and leisure activities are within easy reach, all adding to the convenience of this location.

In conclusion, this coastal apartment offers not just a place to live but a lifestyle to be cherished. With no onward chain viewing is essential to fully appreciate the tranquillity and beauty that this property has to offer.



## FULL DESCRIPTION

### COMMUNAL ENTRANCE AND STAIRS

### ENTRANCE HALL

### OPEN PLAN LOUNGE/DINING AND KITCHEN

22'6" x 15'9" (6.86 x 4.82)

### BEDROOM ONE

15'8" x 10'2" (4.78 x 3.12)

### SHOWER EN-SUITE

### BEDROOM TWO

11'5" x 8'7" (3.48 x 2.62)

### BATHROOM

### BALCONY



### EXTERNAL PARKING

Parking for the apartments is located to the main entrance and side of the building.

### COUNCIL TAX BAND = D

### EPC = B

### TENURE

LEASEHOLD

Term of lease: \_\_125

years

Years remaining: \_\_110

years

Ground rent (yearly):

£ \_\_250

Ground rent review period (year):

\_\_Fixed for

10years

Annual service charge: £ \_\_£2292.65

year 2025 \_\_£1515.92 year 2026

due 1st January 2026 \_\_

### SERVICES

Heating System - Electric

sewerage and water (metered)

Broadband - BT

Mobile - There are no known issues

with mobile coverage using the

vendors current supplier, O2

You are advised to refer to Ofcom

checker for information regarding

mobile signal and broadband

coverage.

There are two communal areas which

are a park of the building which you

will access to. There is a communal

storage room and a communal Bike

storage space.

