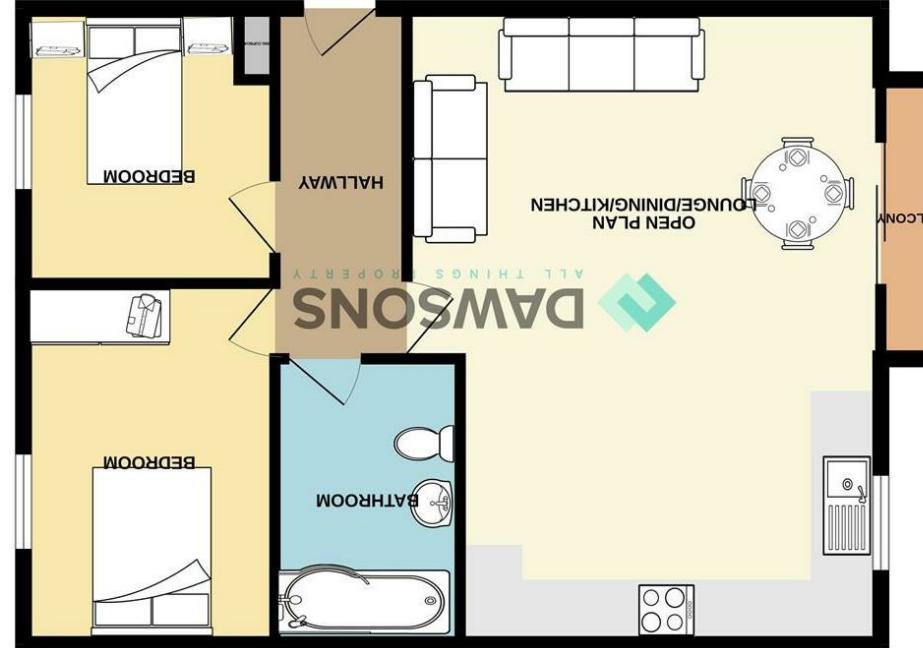


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

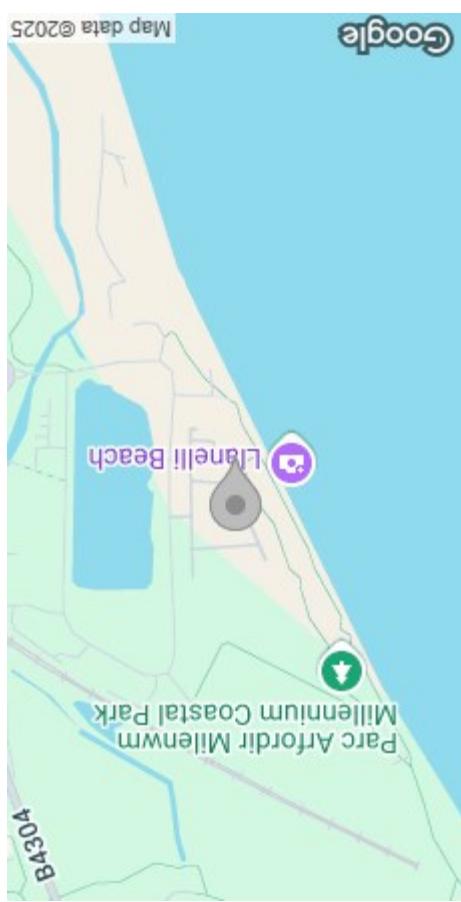
Whilst every care has been taken to ensure the accuracy of the foregoing particulars and no responsibility is taken for any inaccuracies, measurements, omissions or misdescriptions, these plan is for guidance only and should be used in conjunction with the floor plan.



GROUND FLOOR

FLOOR PLAN

AREA MAP



GENERAL INFORMATION

Situated on the coastal path at Llanelli, this charming ground 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, kitchen, and dining area, creating a spacious and inviting environment perfect for relaxation and entertaining.

This delightful apartment comprises two generously sized bedrooms, each equipped with fitted wardrobes, making it an ideal choice for small families, couples, or individuals in search of a peaceful retreat. The conveniently located bathroom ensures ease of access for all residents, enhancing the overall comfort of the home.

One of the standout features of this property is the lovely balcony that extends from the lounge area. This outdoor space offers a perfect vantage point to enjoy panoramic views and the refreshing sea breeze. Additionally, there is privacy film on the windows to ensure enjoyment of the views whilst retaining privacy plus the inclusion of allocated parking situated just outside the apartment, a valuable asset in this sought-after location.

The apartment is also offered for sale fully furnished and with no onward chain, providing a hassle-free move for prospective buyers. With its modern design and coastal charm, this property truly stands out in the market. Viewing is highly recommended to fully appreciate the unique offerings. Whether you are in search of a new home or a holiday retreat, this property is sure to leave a lasting impression.



FULL DESCRIPTION

Communal entrance

Hallway

Open plan Lounge/kitchen/dining room
13'11" x 19'9" (4.263 x 6.040)



Balcony

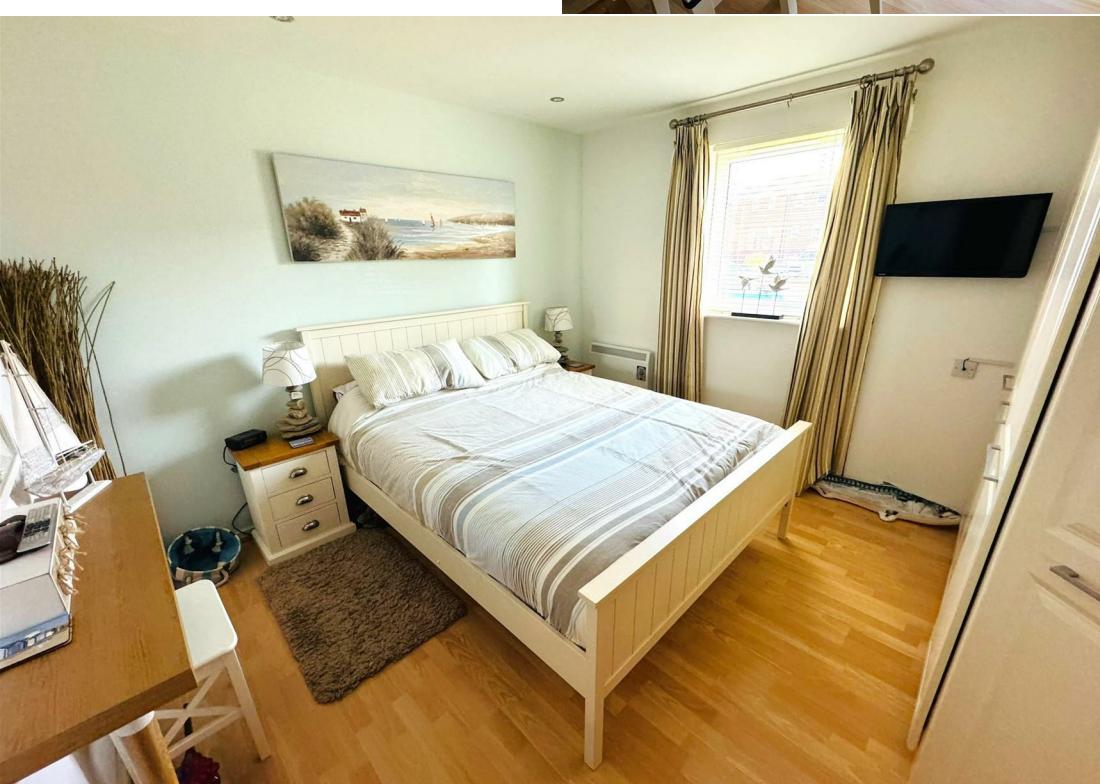
Bedroom 1
10'10" x 11'3" (3.320 x 3.435)

Bedroom 2
10'10" x 8'2" (3.324 x 2.512)

Bathroom
6'4" x 5'10" (1.945 x 1.789)

External - allocated parking bay

EPC = C



Council tax band = D

Leasehold

Terms of Lease - 125 years from 2005, Ground Rent - £125 pa - Maintenance charge - £4310 pa

Services

Mains gas, electricity, sewerage and water (billed)
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.

