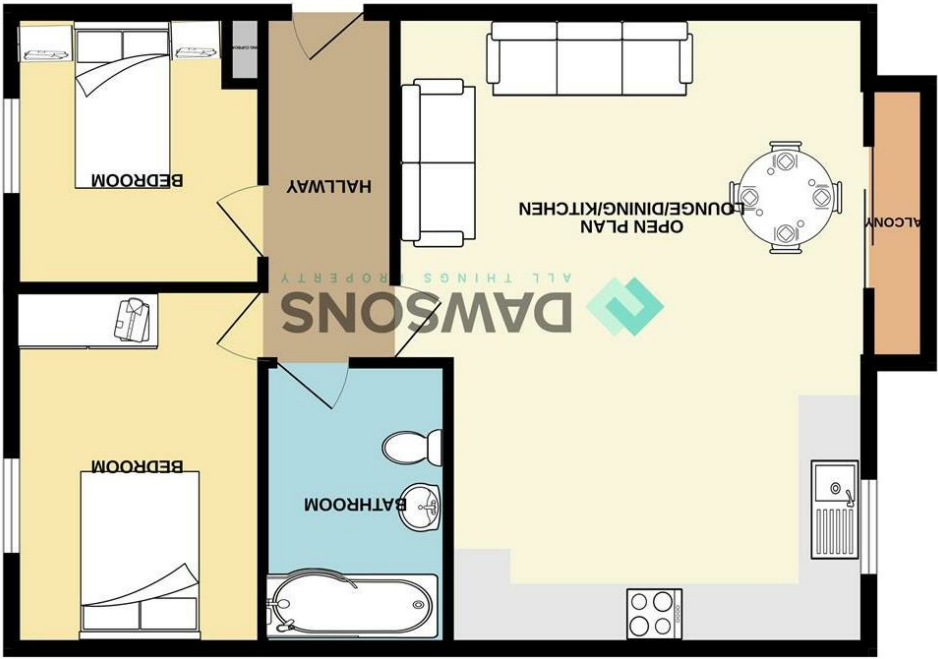


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

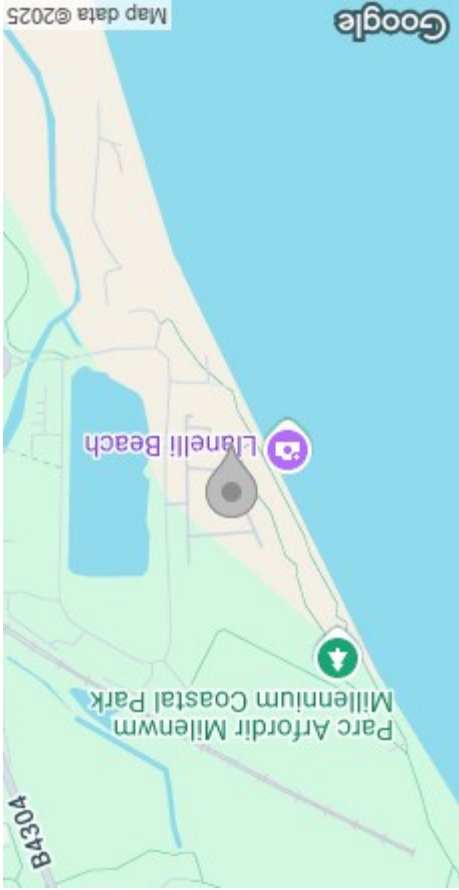
What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with floorplan 5/2025



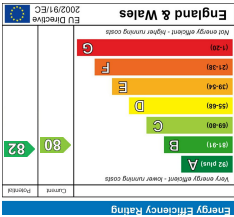
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC





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.

