



I Cwrt Cambria , Pentre Doc Y Gogledd, Llanelli , SA15 2LH

£99,950

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Davies Craddock Estates are pleased to present for sale this well presented two bedroom, ground floor apartment in the sought after location of Millennium Quay, Llanelli.

The property briefly consists of hallway, open plan lounge with kitchen, bathroom and two bedrooms with new flooring and spotlights.

There are stunning views from the property over the Gower Peninsular and Estuary. The property is also close to the Mychynys golf club, The Millennium Coastal path and a short drive away from Trostre Retail Park and the famous Parc Y Scarlets.

Viewing is highly recommended to fully appreciate what this beautiful apartment has to offer, briefly comprising of;

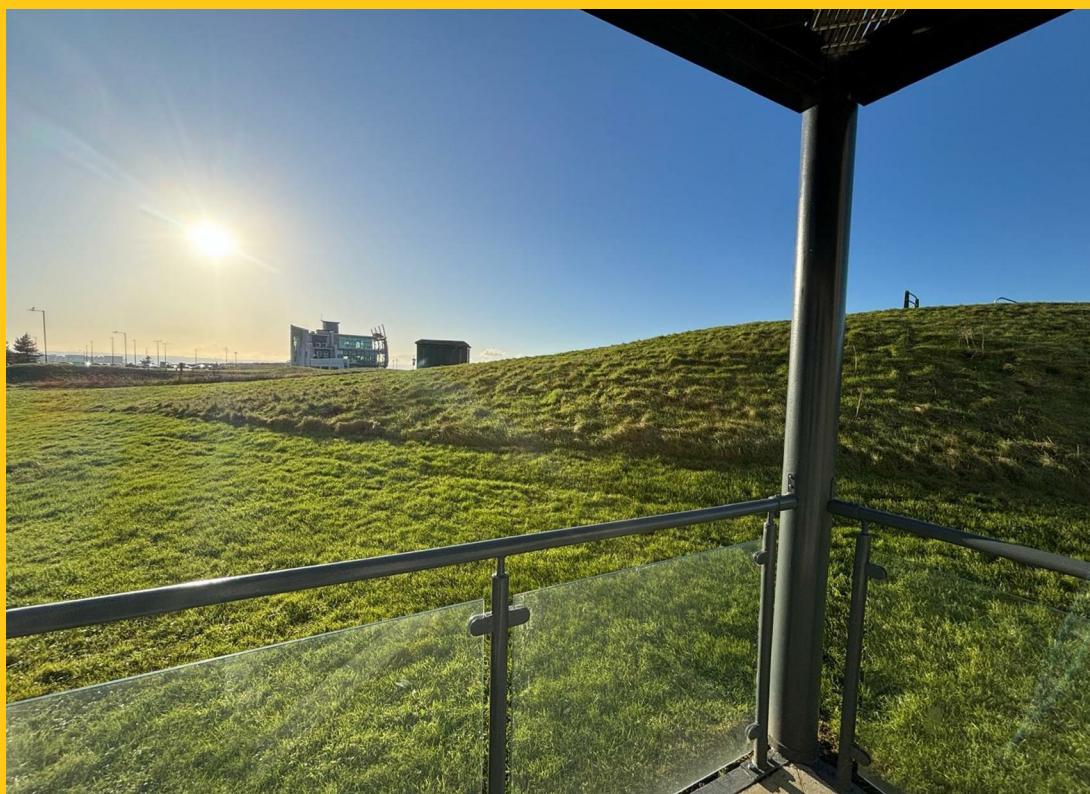
Entrance

Door into:

Hallway

Laminate flooring, storage cupboard, electric heater.





Open Plan Kitchen Lounge

19'10" x 19'7" approx (6.06 x 5.99 approx)

Patio doors to rear, window to both sides, laminate flooring, wall and base units with worktop over, integrated dishwasher and washing machine, sink and drainer with mixer tap, electric hob and oven with extractor hood over, space for fridge freezer, storage heater.

Bedroom One

22'5" x 19'10" approx (6.85 x 6.06 approx)

Windows to fore and side, electric heater.

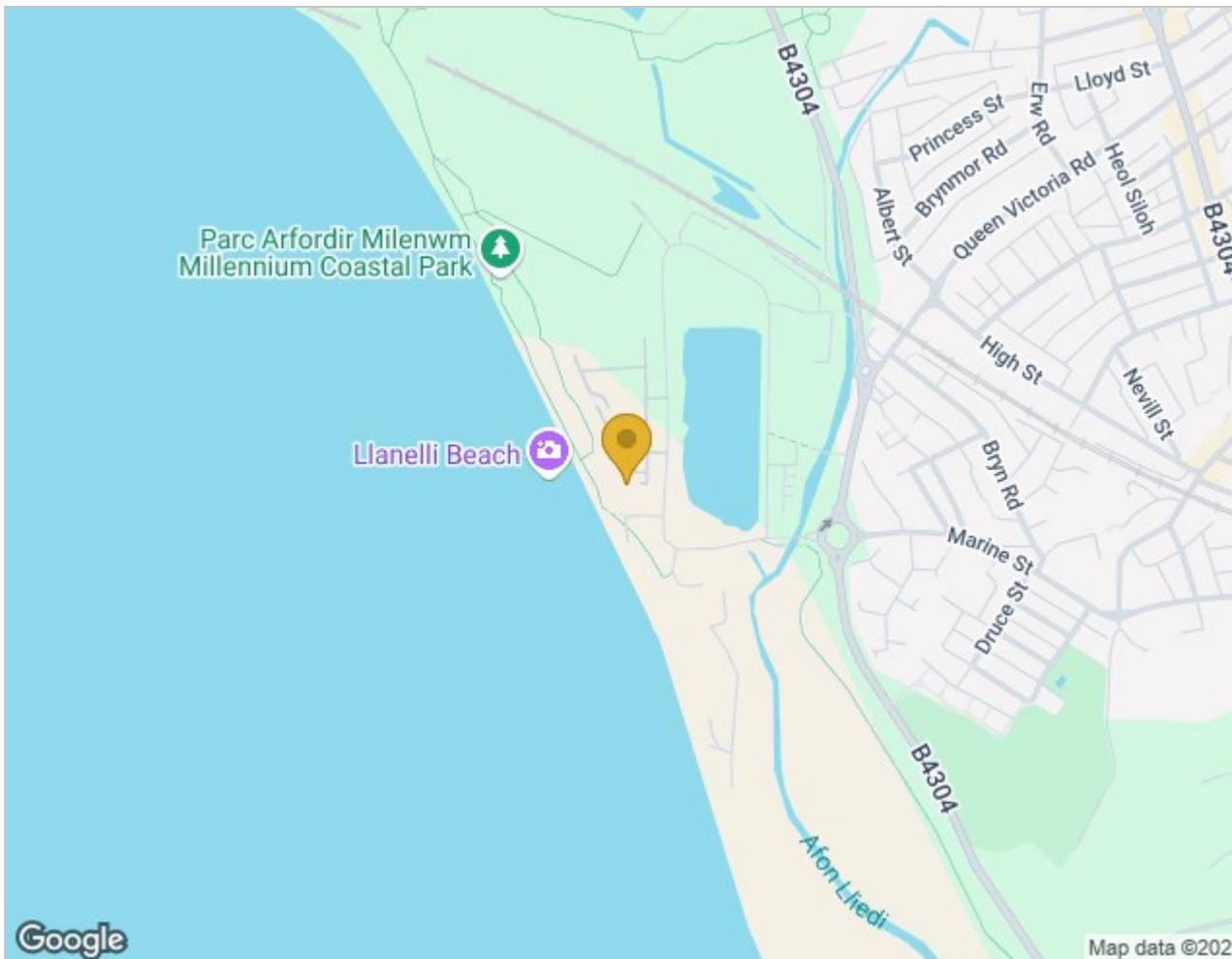
Bedroom Two

16'11" x 14'3" approx (5.18 x 4.36 approx)

two windows to rear, window to side, electric heater.

Bathroom

Partly tiled walls, W/C and wash hand basin set in vanity unit, bath with shower over, electric towel heater.



- Leasehold - 125 Years as of 2005
- Apartment with new double glazing
- Two Bedrooms
- EPC - D
- Approx 56m²
- Council Tax Band - E (Jan 2025)
- Mains Electric, Water & Drainage
- £366.83 - Current Service Charge Per Month (£4401.96 Per Annum)
- £99 Annual Ground Rent
- Allocated Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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