



I Bay View Bwlchgywynt, Llanelli, SA15 2GB
£159,955

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Davies Craddock Estates are pleased to present for sale, a great opportunity to purchase this ground floor one bedroom apartment set in Bayview , overlooking the stunning Machynys Bay.

The property has nearby access to the Millennium Coastal Path and is within walking distance to the Nicklaus designed 7121 yard modern links championship golf with a modern contemporary clubhouse housing Fredricks Restaurant and Monks Premier Spa & Health Club.

With Trostre and Pemberton retail parks close by. A short driving distance to Junction 48 of the M4, located approximately six miles away for convenience, leading to Pembrokeshire in the West with Swansea and the famous Gower Peninsular to the East.

The property offers comprising of entrance hall, open plan living/dining and kitchen with French doors over looking the bay, double bedroom and bathroom.

With no onward chain, early viewing is essential to see what this property has to offer.





Entrance

Door into;

Hallway

Storage cupboard housing heat pump, storage heater, intercom, LVT flooring.

Bathroom

10'3" x 5'7" approx. (max) (3.14 x 1.71 approx. (max))

Fitted with W/C, hand wash basin, panelled bath with shower over, heated towel rack, shaver point, window to side, tiled walls and flooring.

Bedroom

13'4" x 8'8" approx. (4.08 x 2.66 approx.)

Window to rear, storage heater.

Living/Dining/Kitchen

Open plan living space fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and hob with extractor hood over, integrated fridge, freezer, dishwasher and washing machine. Window to front and side, double doors to front and side. LVT flooring.

External

Allocated car parking space

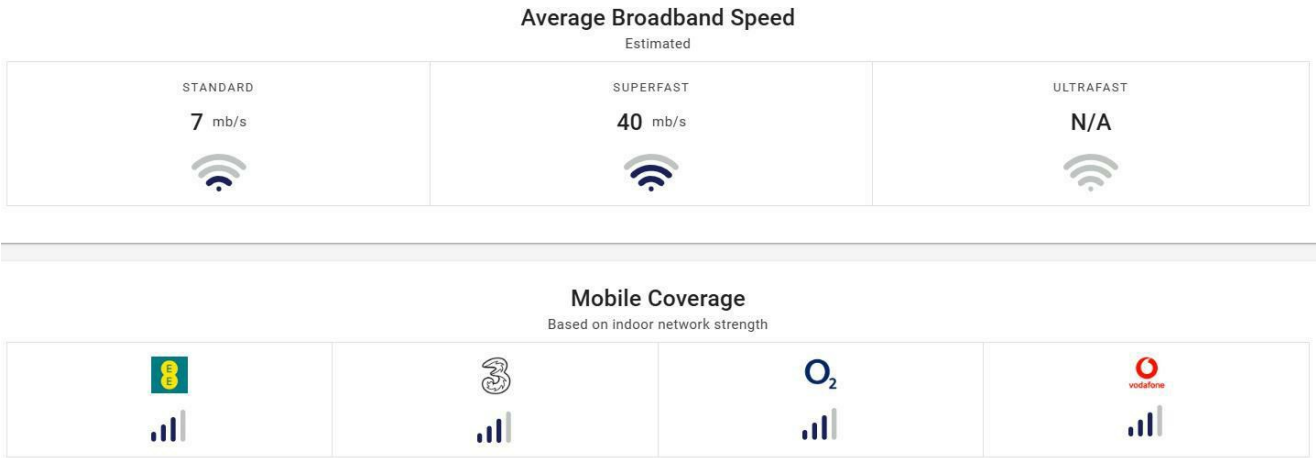


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- One Bedroom Apartment with Sea Views
- Allocated Car Parking
- EPC - C
- Approx 87 m²
- Council Tax - C (April 2025)
- Mains Electric, Water & Drainage
- No Chain
- Leasehold - 110 years remaining
- Service Charge for 2026 - £1,357.57
- Ground Rent - £250 p/a

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 firm's 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 along with any boundary plan, 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 in any instance.

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.