



39 Ground Floor Flat Bryntirion, Llanelli, SA15 3QD

£112,950

 2  2  1  C

Davies
CRADDOCK

We are pleased to present for sale this great opportunity to purchase this two bedroom ground floor apartment in the convenient location of Bryntirion, Llanelli.

Set within good links between both Llanelli town centre and Trostre retail park the property briefly comprises : entrance hallway, lounge, kitchen, family bathroom and two bedrooms, master with ensuite.

Externally the property comes with allocated two parking spaces and secure intercom system, bike shed and bin store.

The property and faculties have been well maintained making the property and ideal first home or buy to let opportunity.

Spacious and with ample storage throughout, viewing is essential to appreciate all that the property has to offer.

99 years leasehold (83 remaining)
£185.00 ground rent per annum
£1,200.00 maintenance fee per annum

Entrance
Door into:





Hallway

Laminate flooring, two storage cupboards, storage heater.

Lounge

15'6" x 13'6" approx (4.73 x 4.13 approx)

Window to side, storage heater opening to:



Kitchen

10'7" x 6'0" approx (3.23 x 1.83 approx)

Window to fore, wall and base units with worktop over, electric oven and hob with extractor hood over, integrated washing machine, space for fridge freezer, sink and drainer with mixer tap.

Bedroom One

12'11" x 11'4" approx (3.95 x 3.46 approx)

Window to side, built in wardrobe, storage heater, door into:



Ensuite

Vinyl flooring, partly tiled walls, W/C, pedestal wash hand basin, shower cubicle, towel heater.

Bedroom Two

13'6" x 7'2" approx (4.12 x 2.19 approx)

Window to fore, storage heater.



Bathroom

Vinyl flooring, partly tiled walls, panelled bath, W/C, pedestal wash hand basin, towel heater.



Externally

Two parking spaces.



- Ground Floor Flat
- Two Bedrooms
- Approx m2 - 66
- EPC-C
- Council Tax-C
- Two Parking Spaces
- Leasehold
- Desirable Location
- £185.00 ground rent per annum
- £1,200.00 maintenance fee per annum

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(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	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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