



Davies Craddock Estates are pleased to present for sale this charming and well-presented one-bedroom flat, ideally situated in the popular area of Llys Newydd, Llanelli.

The property is conveniently located within easy reach of local shops, everyday amenities, and excellent transport links, with nearby parks and coastal paths offering great options for leisure.

The interior features a bright and airy open-plan kitchen and living area, alongside a comfortable double bedroom and a bathroom.

Maintained in good condition throughout, this home is move-in ready. Additional benefits include convenient on-site communal parking (unallocated).

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

Entrance Hallway
Laminate flooring, radiator.

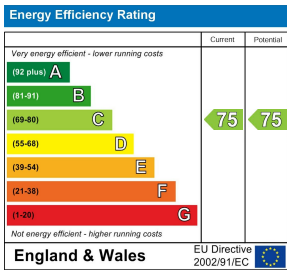
Bedroom
10'8" x 10'4" approx.
Window to side, radiator, laminate flooring.

Bathroom
7'10" x 5'11" approx.
Fitted with WC, hand wash basin, panelled bath with electric shower over, glass shower screen, heated towel rail, tiled walls and flooring.

Living/Kitchen
10'8" x 19'10" approx.
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, integrated fridge/freezer and washing machine, tiled splash backs, laminate flooring, radiator, two windows to rear. Boiler (BAXI)

External
Communal car park - no allocated space.

- One Bedroom Flat
- Communal Car Park (No allocated parking)
- Mains Gas, Electric, Water & Drainage
- Council Tax - A (provided by local authority, subject to change)
- EPC - C Approx 40m2
- Ground Rent - £102.20 pa (subject to change)
- Maintenance - £146.96 per month- Water Rates Included.
- Leasehold - 103 years remaining
- Viewing Essential



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

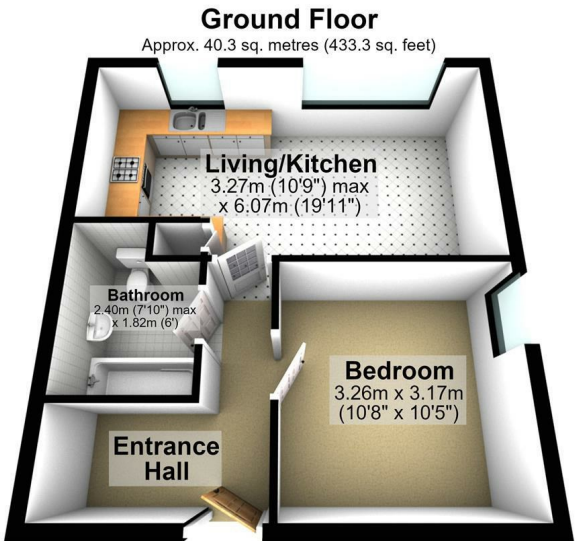
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

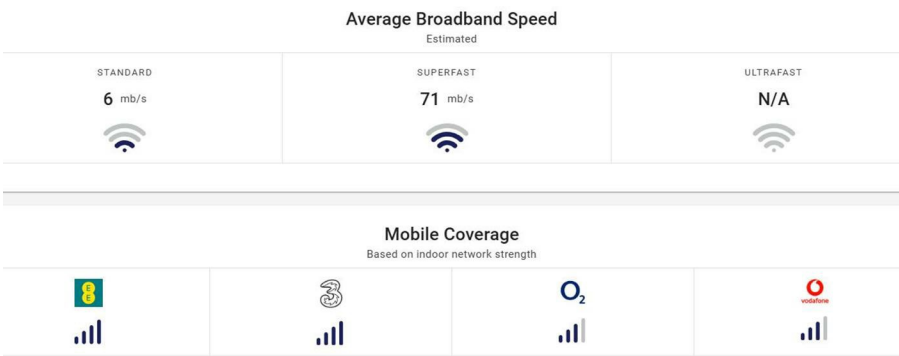
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



Total area: approx. 40.3 sq. metres (433.3 sq. feet)



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