



34 Cwrt Myrddin Pentre Doc Y Gogledd, Llanelli, SA15 2LL

£129,995

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

Offered with no onward chain, the property features a welcoming hallway leading to a bathroom, two well-proportioned bedrooms one with private en-suite shower room, and a open-plan living and kitchen area. The apartment offers a private terrace, which overlooks the beach and provides spectacular, far-reaching views across the Loughor Estuary and the Gower Peninsula.

Ideally positioned for outdoor enthusiasts, the apartment is just a stone's throw from the scenic Millennium Coastal Path and the prestigious Machynys Peninsula Golf Club and , while remaining within easy reach of Llanelli Town Centre and the Trostre and Pemberton Retail Parks.

Early viewing is essential to fully appreciate the prime location and breath-taking scenery this property has to offer.





### **Entrance Hallway**

Laminate flooring, storage heater, airing cupboard.

### **Open Living/Kitchen Diner**

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, electric oven and hob with extractor hood over, space for fridge freezer and washing machine, laminate flooring, two storage heater, two windows to side, patio doors.

### **Bedroom One**

Two windows to rear, window to side, laminate flooring, storage heater.

### **Bedroom Two**

Window to rear and side, storage heater, door into:

### **Ensuite**

Fitted with W/C, hand wash basin, shower cubicle, heated towel rail, tiled flooring.

### **Shower Room**

Fitted with W/C, hand wash basin, corner shower cubicle, wall mounted mirror wall, heated towel rail, tiled flooring

### **External**

Patio area with sea views. Allocated parking space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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 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.

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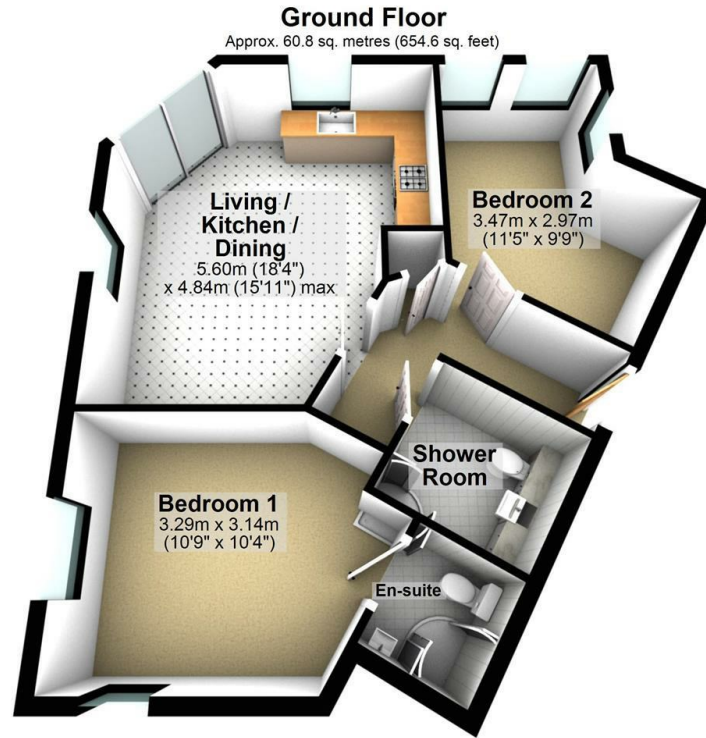
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

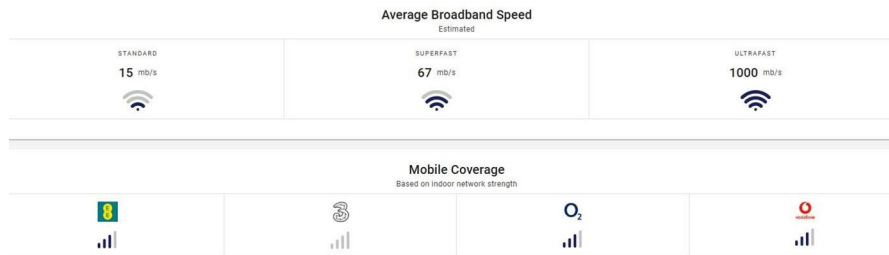
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Total area: approx. 60.8 sq. metres (654.6 sq. feet)

- Ground Floor Apartment
- Two Bedrooms
- En-Suite
- Ground Rent - £125pa
- Mains Electric, Water & Drainage
- EPC - C Approx. 74 m2
- Council Tax Band - D (May 2026)
- Allocated Parking Space
- Leasehold - 125 yrs from 1 Jan 2006
- Service Maintenance Charge - £4425. pa (approx. - subject to change)



We'd love to hear what you think!

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A REVIEW



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Reviews ★★★★★