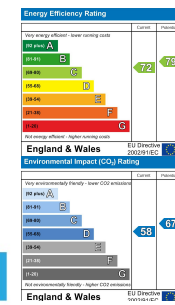


5 Cwrt Afon Lleidi, Pentre Doc Y Gogledd, Llanelli, Carmarthenshire, SA15 2J7

- Apartment
- Two Bedrooms
- Two Balconies
- Allocated Parking Space
- EPC RATING C
- Second Floor Access Via Stairs
- Open-plan Lounge/Kitchen/Diner
- Leasehold 107 years left Ground rent £125 Service charge £4289.50
- Lease Contains Restrictive Clauses
- Electric Heating

£99,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps

Take on RLM/SC/0422/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Chain-free and ready to view we are pleased to welcome to the market this two-bedroom, second-floor apartment situated in the popular location of the Millenium quay, The property comprises of open plan lounge/kitchen with a balcony which gives you a distant sea view, two bedrooms, and a family bathroom. The property comes with allocated parking and an intercom system. Within easy reach of the railway station and the Millennium coastal path. EPC RATING C

Accommodation comprises a communal entrance hall, hallway, open-plan lounge/kitchen/diner, bathroom, and two double bedrooms. Two balconies offer views of the beach and dock.

Llanelli Town Centre and the very sought-after Trostre Retail Park are favoured locations. The apartment is a short distance from the Jack Niklaus designed golf course & spa at Machynys, the Millenium coastal walk/cycle path which you can join just outside the apartment which gives you 20km of traffic-free coastal route and only a short drive to the stunning Gower peninsula.



KEY INFORMATION

TENURE: We are advised Leasehold- 125 years with 106 years remaining. £125 p/a ground rent fixed for the term. £4289.40 p/a service charge. Second floor flat accessed via stairs, Electric heating. Main utilities connected. Lease contains restriction a copy of the lease is available. Allocated parking space. Superfast broadband is available in this area (76 Mbps download 20Mbps upload). Good mobile voice and data coverage with all major providers. SERVICES: We have not checked or tested any of the services or appliances at the property. TAX: Band D

LOUNGE/KITCHEN/DINER

19'9 x 13'10 (6.02m x 4.22m)

BATHROOM

6'2 x 4'10 (1.88m x 1.47m)

BEDROOM 1

12'5 x 10'9 (3.78m x 3.28m)

BEDROOM 2

11'4 x 10'9 (3.45m x 3.28m)

HALLWAY



DIRECTIONS

From our Llanelli office head south-west on Murray St/A4214 towards Station Rd/B4304. Continue onto Queen Victoria Rd. At the roundabout, take the 2nd exit and stay on Queen Victoria Rd. At the roundabout, take the 1st exit onto Cambrian St/B4304. At the roundabout, take the 3rd exit onto Traeth Ffordd. Continue onto Traeth Ffordd to entrance on left.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.