



Flat 12 Wellfield, Llanelli SA15 2GA

Offers in the region of £220,000

Top Floor Waterfront Apartment
Uninterrupted Sea Views
Open Plan Lounge/ Diner with Balcony
Allocated Parking Space
EER: B 82



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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MD/WJ/78207/060121

DESCRIPTION

Boasting uninterrupted sea views from its waterfront location, this top floor apartment is, in our opinion, an ideal holiday home or investment. Located in the reputable and modern Bwlchgywynt development, the home, which was built in 2013, benefits from an open plan lounge and kitchen with double doors leading out on to the balcony from which to appreciate the views and pretty sunsets. The modern kitchen area offers integral appliances and the apartment further benefits from a main bathroom, two double bedrooms, one with an en suite shower room. An allocated parking space is available in the private car park and the coast is a short walk away, with steps from the car park area leading down to coastal path and on to the beach. The popular Millennium Coastal Path, with its picturesque scenery, crosses in front of the apartment block and leads to Llanelli beach and down to Burry Port. Llanelli Town centre is just over a mile away, with its amenities, and there is good access to Llanelli train station and to the coast road leading to Swansea. EER: B 82

HALLWAY

Entered via a door from the communal area, the hallway has luxury vinyl flooring, a radiator, the intercom system and a wall mounted fuse box, with spotlights to the ceiling. A door leads to the airing cupboard which houses the water tank. Doors lead to:

BATHROOM

7' x 5'6 (2.13m x 1.68m)
Fitted with a modern white suite, the bathroom comprises of a panelled bath, a pedestal wash hand basin and a WC. There is a frosted double glazed window to the rear and the room benefits from luxury vinyl flooring, part tiled walls, a

heated towel rail and spotlights.

BEDROOM ONE

10'5 x 10' (3.18m x 3.05m)
Double glazed double doors open out to the Juliette balcony at the rear and offer views over the lake and to the hills beyond. There is luxury vinyl flooring and a radiator. A door leads to:

EN-SUITE SHOWER ROOM

6'11 x 6'5 (2.11m x 1.96m)
Fitted with a modern suite, the en-suite benefits from a shower in a glazed cubicle, a pedestal wash hand basin and a WC. A frosted double glazed window faces to the rear and there is luxury vinyl flooring, part tiled walls, a heated towel rail and spotlights in the ceiling.

BEDROOM TWO

12'11 x 8'10 (3.94m x 2.69m)
With a double glazed window to the side offering a sea view, this double bedroom has luxury vinyl flooring and a radiator.

OPEN PLAN LOUNGE & KITCHEN AREA

LOUNGE

16'9 x 11'10 (5.11m x 3.61m)
Double glazed double doors allow the owner to appreciate the uninterrupted estuary sea views and open on to a balcony. There are double glazed double doors to the side to a Juliette balcony, looking out on to the sea views. Two double glazed windows let in light from the to the front and side. There is luxury vinyl flooring and a radiator. The room opens to:

KITCHEN

11'11 x 5'6 (3.63m x 1.68m)
The kitchen area is fitted with cream high gloss wall and base units with a worktop over and under-lighting. There is a 1½ bowl stainless steel sink and drainer unit and the kitchen benefits from a built-in cooker with a 4 ring gas hob, stainless steel splash back and a stainless steel extractor

over. There is an integral fridge/freezer, dishwasher and washing machine and a wall mounted Ideal boiler in a coordinated cupboard. There are spotlights in the kitchen area.

EXTERNALLY

There is no garden with this property, but the cycle path and sea front can be accessed just a short walk through the car park. There is an allocated parking space for one car.

SERVICES

To be confirmed.

LEASE INFORMATION

To be confirmed.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli office- SA15 1AQ, proceed ahead at the crossroads and on to Queen Victoria Road. Continue over the mini roundabouts and over the bridge. At this roundabout, take the first left. At the beach roundabout, take the second exit. Proceed along, taking the second exit at the following roundabout. At the next, take the second exit on to Bwlchgywynt. Turn right in to the development and proceed along to the end. The apartments are located on the left.