



Flat 3 3 Y Corsydd, Llanelli, SA15 2DX

£157.450

 2  1  1  B



Set in the sought-after location of Machynys is this two bedroom new build apartment. Briefly consisting of communal entrance, lounge/dining room, kitchen, bathroom and two bedrooms. The property itself is in immaculate condition and boasts panoramic views. Viewing is essential to truly appreciate what this apartment has to offer.

The property also benefits from allocated parking, secure intercom system and well maintained communal area and comes with no onward chain.

Please note that this property is lease hold with 116 years remaining on the lease, the service charge annually is £1367 and annual ground rent is £400.

Please note that this property is owned by a member of Davies Craddock Estates

Lounge/Dining Room

13' x 14'7" approx (3.96m x 4.45m approx)

Laminate flooring, two radiators, double doors to rear, window to side.





Kitchen

13' x 14'7" approx (3.96m x 4.45m approx)

Fitted with wall and base units with worktop over, oven and cooker with extractor hood over, sink with mixer tap, space for washing machine, window to front, laminate flooring

Bedroom 1

12'4" x 10'1" approx (3.76m x 3.07m approx)

Laminate flooring, double door to rear, fitted wardrobes, radiator

Bedroom 2

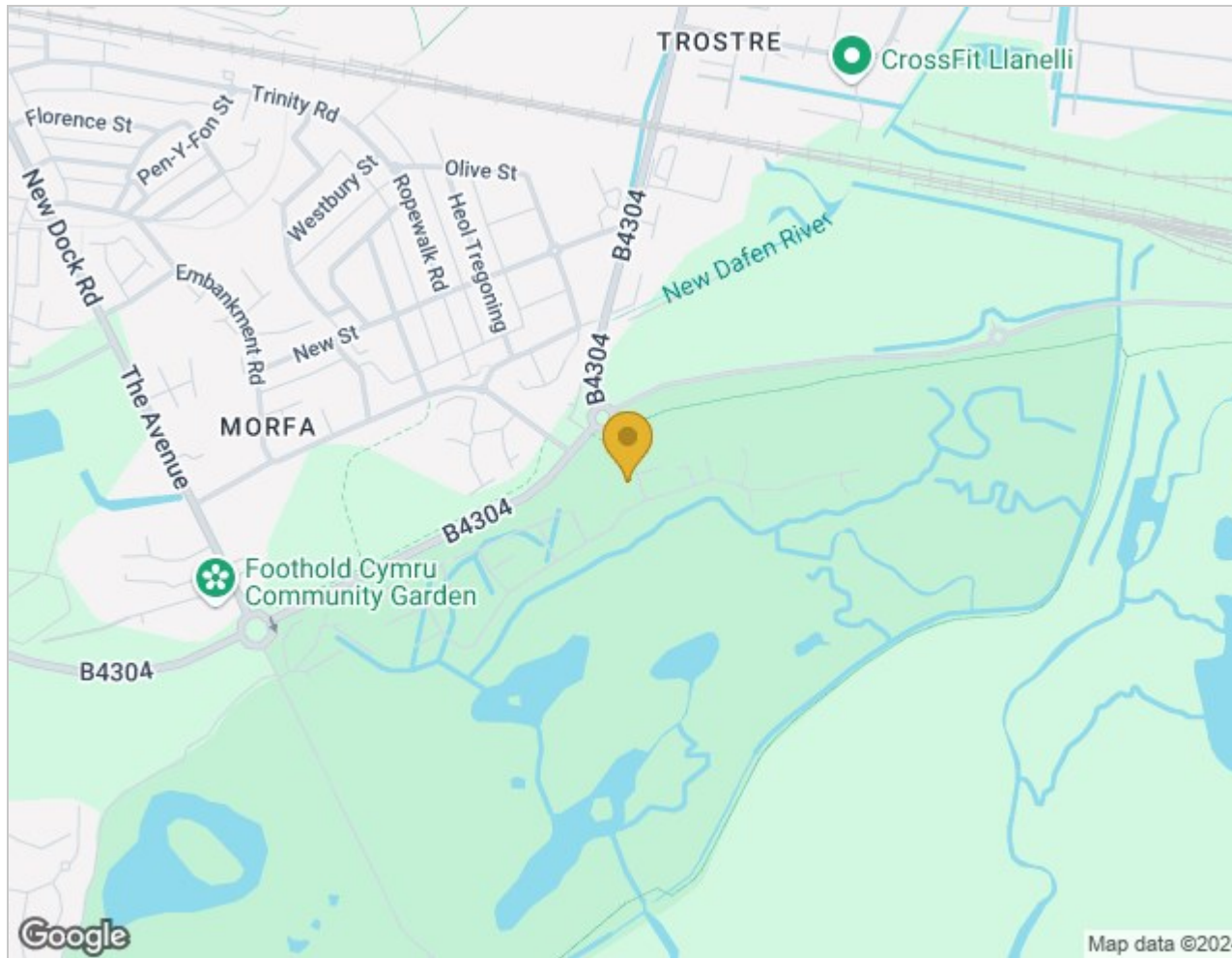
8'10" x 10'6" approx (2.69m x 3.20m approx)

Laminate flooring, double doors to front, radiator.


Bathroom

Vinyl flooring, part tiled walls, wall mounted mirror, hand wash basin, W/C, panelled bath with shower over.

To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Sought After Location
- Two Bedrooms
- Second Floor Apartment
- Allocated Parking
- Approx 70m2
- Leasehold with 116 years remaining (AS OF 2023)
- Council Tax Band - D
- EPC Rating - B
- Annual Ground Rent £400
- Annual Service Charge £1367

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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