



Flat 6 14 Y Corsydd, Llanelli, SA15 2DX

£157,250

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We are pleased to present for sale this unique opportunity to purchase a two bedroom penthouse apartment set in the sought after location of the links, Llanelli.

The property sits in an envious location with nearby access to the Millennium Coastal Path and Llanelli beach while also benefiting from being within walking distance to the Nicklaus designed 7121 yard modern links championship golf course.

The property comprises of : entrance hall, open plan lounge & kitchen area with well appointed bathroom and two bedrooms both with Juliette balconies.

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 belongs to a member of Davies Craddock.

### **Entrance Hallway**

Laminate flooring throughout, radiator , doors into:





## Open Plan Lounge & Kitchen

24'7" x 12'5" approx (7.5 x 3.8 approx )

UPVC window to rear with UPVC french doors to front and Juliette balcony with sea views over long the Gower Peninsula. Three radiators, a range of wall and base units with complementary work surfaces and integrated appliances including , gas hob, electric oven, cooker hood and washing machine.

## Bathroom

10'5" x 6'2" approx (3.2 x 1.9 approx )

Comprising of : wc, pedestal sink, radiator, bath with shower and screen , storage cupboard.

## Master bedroom

8'6" x 10'9" approx (2.6 x 3.3 approx)

UPVC french doors to rear with Juliette balcony , radiator, laminate flooring throughout.

## Bedroom Two

10'5" x 12'1" approx ( at widest point )

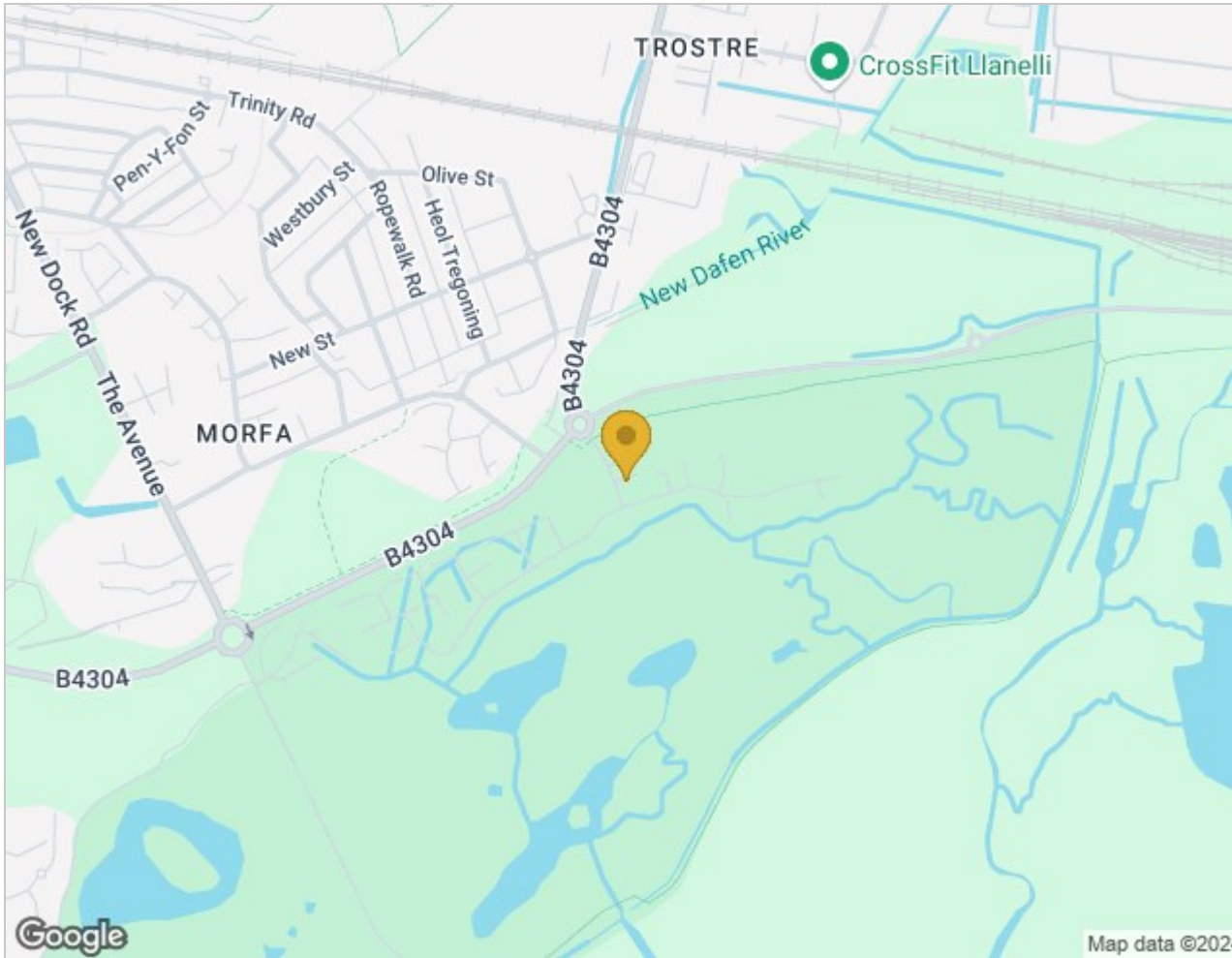
(3.2 x 3.7 approx ( at widest point ) )

UPVC French doors to front with Juliette balcony , radiator, laminate flooring throughout.


## Externally

Allocated parking with bin store and communal entrance.

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



- Penthouse Apartment
- Two Bedrooms
- Leasehold 125 Years As of the 1st January 2014
- EPC - B
- Approx m2 - 59
- No Chain
- Ground Rent - £200 PA
- Service Charge - £1367.00 ( as of 2023 )
- Council Tax Band - D
- Sought After Location

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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