



4 Cwrt Clara Novello , Llanelli, SA15 2LG
£105,000

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Davies Craddock Estates are pleased to present for sale this well presented two bedroom, mid floor apartment in the sought after location of Millennium Quay, Llanelli,

The property has been recently decorated through out and briefly consists of hallway, open plan lounge with kitchen, bathroom and two bedrooms

The property is also close to the Mychynys golf club, The Millennium Coastal path offering stunning views from the property over the Gower Peninsular and Estuary. With quick and easy access to Llanelli Town Centre and a short drive away from Trostre & Pemberton Retail Parks.

With no onward chain, early viewing is essential to see what this property has to offer.

Entrance

Via communal stairway, door into;

Hallway

Storage heater, airing cupboard housing boiler, intercom, fuseboxes.





Living/Kitchen

13'10" x 19'10" approx. (4.23 x 6.06 approx.)

Fitted with wall and base units with worktop over, oven and hob with extractor hood over, sink and drainer with mixer tap, space for fridge/freezer, washing machine and dishwasher., storage heater, laminate/carpet flooring, window to rear, double doors to rear leading to balcony.



Bedroom One

11'0" x 12'5" approx.(max) (3.36 x 3.80 approx.(max))

Window to front, storage heater.

Bedroom Two

9'10" x 10'11" approx. (3. x 3.33 approx.)

Window to front, storage heater.



Bathroom

6'3" x 8'4" approx. (1.92 x 2.56 approx.)

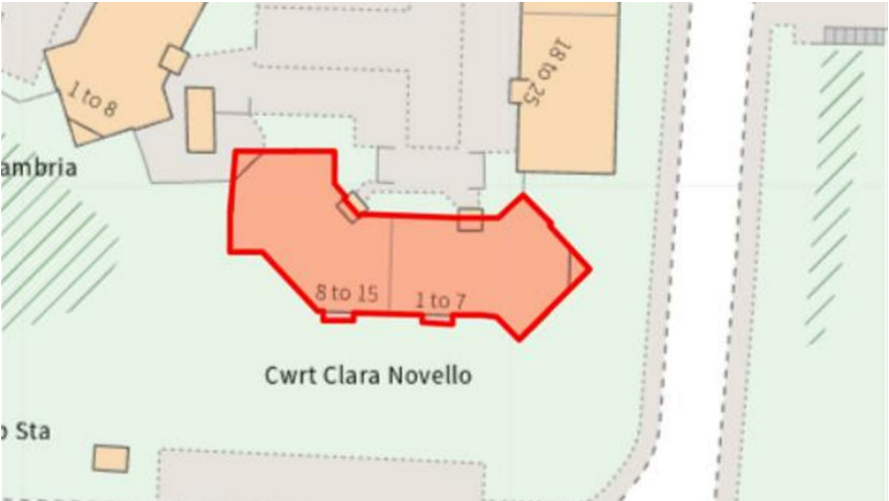
Fitted with W/C, vanity unit hand wash basin, panelled bath with shower over, wall mounted mirrors with glass shelving, extractor fan, vinyl flooring.



External

Allocated parking space.

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



- Mid-Floor Apartment
- Two Bedrooms
- Sea Views
- Allocated Parking
- Mains, Electric, Water & Drainage
- EPC - B
- Council Tax - D (June 2025)
- Ground Rent - £125pa
- Service Charge - £4392 pa
- Leasehold - 103yrs remaining (May 2025)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(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	

Average Broadband Speed

Estimated

STANDARD	SUPERFAST	ULTRAFast
15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage

Based on indoor network strength

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These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 firms 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 fitments or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan , 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 in any instance.

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.

