



"Ideally located in the heart of Llanelli, offering a blend of convenience and accessibility. Local schools, including the well-regarded Ysgol Dewi Sant, are nearby.

Transport links are excellent, with Llanelli train station providing direct routes to Swansea and Cardiff, and bus services readily available. The town centre offers a variety of shops, restaurants, and leisure facilities, while nearby parks and coastal areas provide ample outdoor activities for residents."

GetAnOffer are pleased to offer for sale this:

- **Well Presented Ground Floor Flat**
- **Security Entry Phone System**
- **Open Plan Kitchen/Lounge/Diner**
- **Three Bedrooms**
- **Modern Bathroom/WC**
- **Balcony with Views over the North Dock**
- **Benefitting from Residents Parking**
- **Landlords Only**

**Pentre Doc Y Gogledd
Llanelli, SA15 2LX**

Guide Price £127,000



Viewings: Strictly by appointment via
GetAnOffer.co.uk. For further information or to
 arrange a viewing contact us on:
 T: 01903 331031 / 0800 033 7 943
 E: info@getanoffer.co.uk

Our Opening Hours are:

Monday to Thursday 8am – 6pm

Friday 8am – 5pm

Saturday 9am – 4pm

By making an enquiry on this property you acknowledge that this property is strictly offers in excess of the marketing price provided. The market appraisal of this property has indicated a value in excess of our marketing price. As a consequence, and similar to any other vendor, the vendor is aiming to achieve as much as possible in excess of this marketing price provided.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions or information you need. Get in touch with us on 01903 331031 or email info@getanoffer.co.uk

Are you looking for a solicitor or mortgage? We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GGO
GetAnOffer

CHAIN BREAKER SERVICE.
This property comes with a Part-Exchange Option.

If your current property isn't selling or you just want to make the whole process faster and much easier, ask about Part-Exchange.

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

www.getanoffer.co.uk

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