



## Llwyn Passat

**£275,000**

- Council Tax Band - D
- Prime Location
- Ground Floor
- Marina Views
- Two Substantial Bedrooms
- Refurbished Throughout
- No Onward Chain
- Allocated Parking
- EPC Rating: C







## About the property

Presenting an immaculate flat for sale, situated in a prime location with delightful views over Portway Marina. This property offers a unique opportunity for those seeking the perfect combination of comfort and convenience.

This stunning residence features two substantial bedrooms, one modern bathroom, and an inviting reception room. The property has been recently refurbished throughout with new carpets and a renovated kitchen and bathroom, resulting in a home that is ready for immediate occupation.

The kitchen, a hub of the home, has been thoughtfully designed to incorporate stylish fittings and fixtures. A spacious reception room provides the perfect setting for entertaining or relaxing after a long day, with large arched windows letting in plenty of natural light.

This property is positioned on the ground floor, making accessibility a breeze. It is ideally suited as a first-time buy or for those looking to downsize, offering a comfortable living space that caters to all needs.



## Accommodation

### Hallway

### Living Room

14' 8" x 14' 5" ( 4.47m x 4.39m )

### Kitchen

11' 11" x 6' 10" ( 3.63m x 2.08m )

### Bedroom One

13' 9" x 9' 8" ( 4.19m x 2.95m )

### Bedroom Two

12' 3" x 7' 10" ( 3.73m x 2.39m )

### Bathroom

6' 10" x 6' 3" ( 2.08m x 1.91m )

### Allocated Parking

### Communal Grounds



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## Floorplan



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