



34 Cwrt Myrddin Pentre Doc Y Gogledd, Llanelli, SA15 2LL  
£129,995

 2  2  1  C



Davies Craddock Estates are pleased to present for sale this two-bedroom, ground-floor apartment situated in the highly sought-after coastal location of Millennium Quay, Llanelli.

Offered with no onward chain, the property features a welcoming hallway leading to a bathroom, two well-proportioned bedrooms one with private en-suite shower room, and a open-plan living and kitchen area. The apartment offers a private terrace, which overlooks the beach and provides spectacular, far-reaching views across the Loughor Estuary and the Gower Peninsula.

Ideally positioned for outdoor enthusiasts, the apartment is just a stone's throw from the scenic Millennium Coastal Path and the prestigious Machynys Peninsula Golf Club and , while remaining within easy reach of Llanelli Town Centre and the Trostre and Pemberton Retail Parks.

Early viewing is essential to fully appreciate the prime location and breath-taking scenery this property has to offer.





### Entrance Hallway

Laminate flooring, storage heater, airing cupboard.

### Open Living/Kitchen Diner

approx 18'4" x 15'10" (approx 5.60 x 4.84)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, electric oven and hob with extractor hood over, space for fridge freezer and washing machine, laminate flooring, two storage heater, two windows to side, patio doors.

### Bedroom One

approx 10'9" x 10'3" (approx 3.29 x 3.14 )

Two windows to rear, window to side, laminate flooring, storage heater.



### Bedroom Two

approx 11'4" x 9'8" (approx 3.47 x 2.97)

Window to rear and side, storage heater, door into:

### Ensuite

Fitted with W/C, hand wash basin, shower cubicle, heated towel rail, tiled flooring.

### Shower Room

Fitted with W/C, hand wash basin, corner shower cubicle, wall mounted mirror wall, heated towel rail, tiled flooring

### External

Patio area with sea views. Allocated parking space.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 75      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

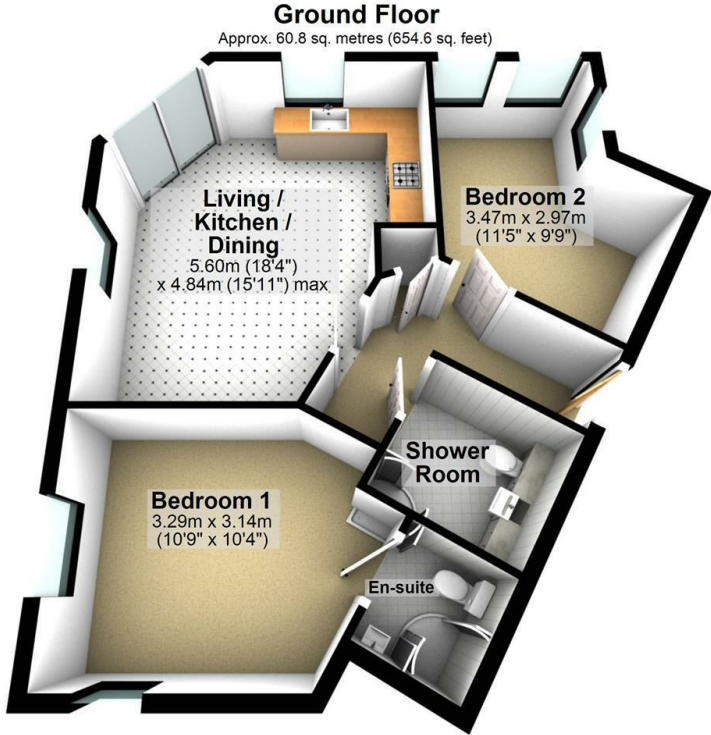
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



Total area: approx. 60.8 sq. metres (654.6 sq. feet)

- Ground Floor Apartment
- Two Bedrooms
- En-Suite
- Ground Rent - £125pa
- Mains Electric, Water & Drainage
- EPC - C (Approx. 74 m2/797sqft)
- Council Tax Band - D (Provided by local authority, subject to change)
- Allocated Parking Space
- Leasehold - 125 yrs from 1 Jan 2006
- Service Maintenance Charge - £4425. pa (approx. - subject to change)

| Average Broadband Speed                                                                                                                                                    |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Estimated                                                                                                                                                                  |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                |
| STANDARD                                                                                                                                                                   | SUPERFAST                                                                                                                                                                  | ULTRAFAST                                                                                                                                                                  |                                                                                                                                                                                |
| 15 mb/s                                                                                                                                                                    | 67 mb/s                                                                                                                                                                    | 1000 mb/s                                                                                                                                                                  |                                                                                                                                                                                |
|                                                                                         |                                                                                         |                                                                                       |                                                                                                                                                                                |
| Mobile Coverage                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                |
| Based on indoor network strength                                                                                                                                           |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                |
| <br> | <br> | <br> | <br> |

We'd love to hear what you think!

LEAVE US  
A REVIEW



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Google  
Reviews \*\*\*\*\*

