



Cwrt Clara Novello Pentre Doc Y Gogledd, Llanelli, SA15 2LG
£115,000

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Davies Craddock Estates is delighted to present this beautifully appointed first-floor, two-bedroom apartment, boasting stunning sea views within the prestigious Millennium Quay waterfront development. Beautifully decorated in a fresh, neutral palette, this stylish coastal home is ready for immediate occupation.

The welcoming entrance hallway leads into a spacious, light-filled open-plan living, dining, and kitchen area, newly fitted with fresh carpets and floor coverings. This social space is designed perfectly for both relaxed living and entertaining. From the lounge, patio doors open onto a private, sea-facing balcony, where uninterrupted views across the picturesque Loughor Estuary provide an idyllic backdrop for morning coffees, outdoor dining, or watching spectacular sunsets.

This property features two well-proportioned bedrooms, with the principal bedroom enjoying the stunning sea vistas, complemented by a modern family bathroom. Combining contemporary design with low-maintenance living, the apartment also benefits from allocated parking, secure entry, and well-maintained communal areas.

Superbly situated, the apartment sits moments from the Millennium Coastal Path and National Cycle Network Route 4, offering miles of scenic walking and cycling routes with views towards the Gower Peninsula. The prestigious Machynys Peninsula Golf & Country Club is nearby, offering championship golf, spa, and leisure facilities. Meanwhile, Llanelli town centre, Trostre Retail Park, and Pemberton Retail Park are all within easy reach, providing premium shopping, dining, and essential amenities.

Whether you are searching for a permanent coastal home, a stylish holiday retreat, or a lucrative investment opportunity, this exceptional waterfront apartment delivers on every single front. Offered with no onward chain, an early viewing is highly recommended to appreciate all it has to offer.





Entrance Hallway

Laminate flooring, storage heater, airing cupboard (housing tank)

Open Plan Living/Kitchen/Diner

15'6" x 23'9" approx. (4.73 x 7.24 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and hob with extractor hood over, integrated dishwasher and washing machine, space for fridge freezer, tiled splash backs, part laminate/carpet flooring, two windows to side, slide door to rear on to balcony.

Bedroom One

24'8" x 19'5" approx. (7.53 x 5.92 approx.)

Window to rear and side, storage heater.

Bedroom Two

10'0" x 16'6" approx. (3.05 x 5.04 approx.)

Window to side and rear, storage heater.



Bathroom

5'10" x 6'7" approx. (1.80 x 2.01 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, glass shower screen, heated towel rail, tiled walls, vinyl flooring.

External

Private balcony with sea views/
Allocated parking space.



- Mid-Floor Apartment
- Two Bedrooms
- Open Plan Living
- Sea Views
- Council Tax Band - D (Information provided by the local authority, subject to change).
- EPC - B Approx. 91m2
- Mains Electric, Water & Drainage
- Ground Rent - £125pa
- Service Charge - £450pcm
- Leasehold - 125yrs from 01/01/2005

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

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.

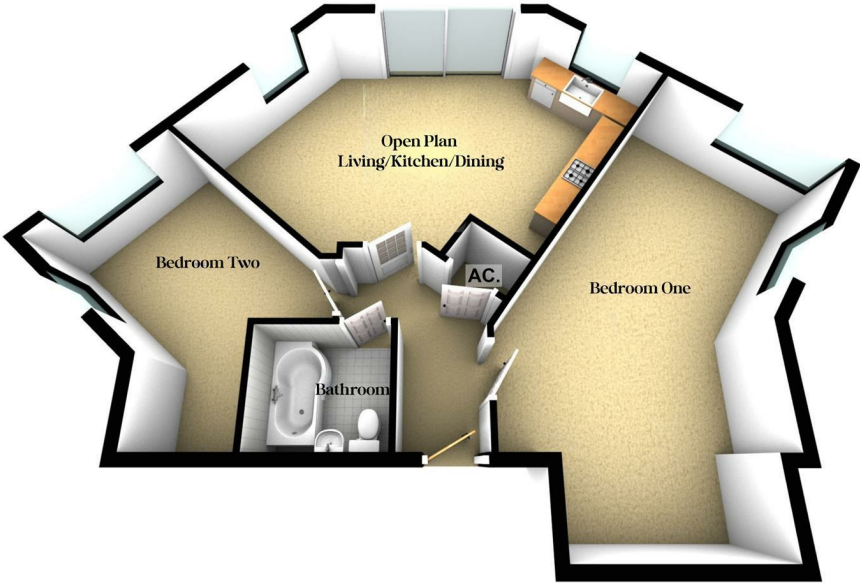
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Average Broadband Speed			
Estimated			
STANDARD	SUPERFAST	ULTRAFAST	
15 mb/s	80 mb/s	1000 mb/s	
			

Mobile Coverage			
Based on indoor network strength			
 	 	 	 



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

We'd love to hear what you think!

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