



The Penthouse, 12 Bay View Bwlchygwynt, Llanelli, SA15 2GB  
£218,000

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Davies Craddock Estates are pleased to present for sale, a great opportunity to purchase the Penthouse Apartment set in Bayview, overlooking the stunning Machynys Bay.

The property is a stones throw away from the Millennium Coastal Path and it's beautiful beaches and is within walking distance to the Nicklaus designed 7121 yard modern links championship golf with a modern contemporary clubhouse housing Fredricks Restaurant and Monks Premier Spa & Health Club.

Located just six miles from M4 Junction 48, offering easy access to the stunning Pembrokeshire coastline to the west, and the vibrant city of Swansea and the picturesque Gower Peninsula to the east.

All your shopping and essential amenities are easily accessible at the nearby Trostre and Pemberton retail parks.

The property itself offers open plan living/dining and kitchen with two sets of French doors opening onto a wrap around balcony over looking the bay, two double bedrooms with master ensuite and bathroom.

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







### Entrance

Door into;

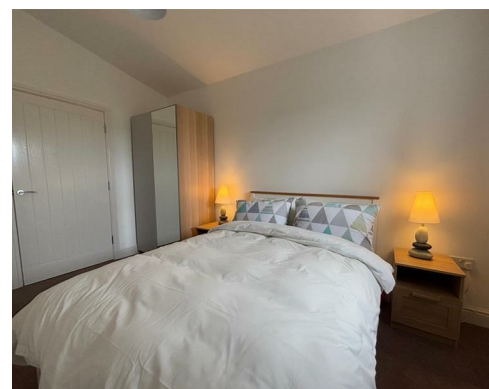
### Hallway

Laminate flooring, storage heater, storage cupboard (housing water tank), fuse box.

### Open Plan Living, Dining & Kitchen

17'2" x 12'1" approx. (max) (5.25 x 3.69 approx. (max))

Kitchen Fitted with wall and base units with worktop over, oven and hob with extractor hood over, integrated fridge, freezer & washing machine, sink and drainer with mixer tap, laminate flooring, 2 windows to rear, double doors on side and rear leading to wrap around balcony.



### Bedroom One

13'3" x 14'2" approx. (4.05 x 4.34 approx. )

Storage heater, double doors leading to balcony, door into;

### En-Suite

7'10" x 7'0" approx. (2.39 x 2.15 approx. )

Fitted with wc, hand wash basin, shower cubicle, window to side, part tiled walls, tiled flooring.



### Bedroom Two

13'3" x 8'9" approx. (4.05 x 2.68 approx. )

Window to rear, storage heater.

### Bathroom

55'8" x 10'6" approx. (max) (170 x 3.21 approx. (max))

Fitted with wc, hand wash basin, panelled bath, shaver point, heated towel rack, part tiled walls, tiled flooring, window to side.

### External

Balcony off Bedroom One, Wrap around balcony off living area.

Allocated parking space.





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



- Penthouse Apartment
- Two Bedrooms
- Open Plan Living
- Uninterrupted Sea Views
- Allocated Parking Space
- Mains Electric, Water & Drainage
- Ground Rent - £ 250p/a Service Charge - £2323.55p/a (prices may vary each year)
- EPC - C Approx. 84m2 With Floor Plan Available
- Council Tax - D (June 2025)
- Leasehold - 109years remaining ( June 25 )

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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
30 mb/s	N/A	N/A

Mobile Coverage

Based on indoor network strength


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 firm's 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 fittings 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.

We'd love to hear what you think!

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A REVIEW



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Reviews ★★★★★

