

**Ground Floor**  
Approx. 621.0 sq. feet

Total area: approx. 621.0 sq. feet

**12 Cwrt Westfa  
Pentre Doc Y Gogledd  
Llanelli  
Carmarthenshire.**

Price **£112,500**



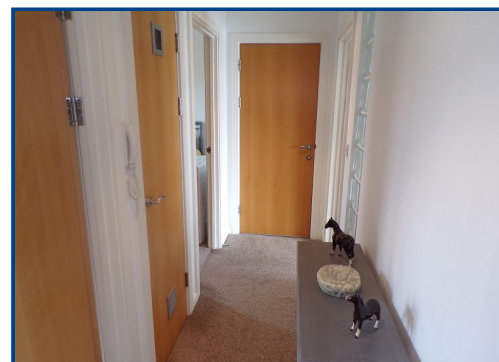
- Modern 2 Bed Leasehold Apartment
- Popular Location With Lovely Views
- Only 2 Minutes From Millenium Coastal Path
- Ideal FTB/Investment Or Holiday Base
- Ent Hall, Open Plan Kitchen/Living/Dining/Bath
- Balcony To Relax & Enjoy Views
- Permit Parking & Intercom System
- Viewing Recommended

**General Description**

**\*\* IDEAL FOR FIRST TIME BUYERS/INVESTMENT OR HOLIDAY BASE\*\***

A superb opportunity of acquiring a modern 2 bedroom second floor apartment with lovely waterside views over the dock and distant views towards the sea. Modern accommodation ready for immediate occupation with outside balcony to relax and enjoy the lovely views on offer. The Millennium coastal path is a mere 2 minutes walk away ideal for walking and biking.

**EPC Rating: B82**



Viewing: **01267 230 645**

Website: **www.ctf-uk.com**

Email: **carmarthen@ctf-uk.com**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

### Property Description

A most conveniently positioned 2 bedroom, second-floor apartment situated in the popular location of the Millennium quay. The property comprises of open plan lounge/kitchen with a balcony which gives you a lovely waterfront view over North dock and distant sea views, two bedrooms (one with distant sea view) and a family bathroom. The property comes with allocated parking and an intercom system and being within easy reach of the railway station and the Millennium coastal path.

Accommodation comprises of : Communal entrance hall, Hallway, open-plan lounge/kitchen/diner, bathroom and two double bedrooms with balconies which offer lovely views over the dock and distant sea view. Outside there are communal areas maintained by management company, permit parking and shared visitors parking.

Llanelli Town Centre and the very sought-after Trostre Retail Park is a very favoured location. The apartment is a short distance from the Jack Nicklaus designed golf course & spa at Machynys. The Millennium coastal walk/cycle path which you can join just outside the apartment which gives you 20km of traffic-free coastal route and only a short drive to the stunning Gower peninsula.

### Hallway

Entrance door, electric heater, doors to:

### Open Plan Kitchen / Dining Room / Living Room (20' 0" x 14' 01"Max Max) or (6.10m x 4.29m Max)

Modern range of fitted base and eye level cupboards with circular bowl sink unit and mixer tap, built in electric oven with 4 ring hob and fitted hood over, built in dishwasher and washing machine, spot lighting, sliding patio doors leading out to:

### Balcony

Ideal place to relax and take advantage of the lovely views on offer overlooking the waterfront dock and the distant sea views to the side.

### Bedroom 1 (12' 05" x 11' 0" ) or (3.78m x 3.35m)

Double glazed French doors to rear with Juliet balcony enjoying distant sea views to the right, electric heater.

### Bedroom 2 (11' 05" x 10' 11" ) or (3.48m x 3.33m)

Window to rear, electric heater.

### Bathroom (6' 06" x 5' 11" ) or (1.98m x 1.80m)

Modern suite comprising P shaped bath with shower over and screen, vanity unit with basin and cupboards below, WC, heated towel rail, extractor fan, spot lighting.

### Parking

We are informed by the owner that the property benefits from permit parking and shared visitors parking.

### Tenure

We are informed that the property is leasehold with 107 years remaining (March 2023).

### Services

Mains electricity, mains water, mains drainage

### Council Tax

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### Directions

On entering North Dock proceed around to the right and the apartment can be found further on the left hand side overlooking the dock.

