



Cwrt Mary Welch Pentre Doc Y Gogledd, Llanelli, SA15 2LQ

£119,995

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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, 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.

Please note: The block is currently undergoing rendering works, scheduled for completion by approximately September 2026, which will further enhance the exterior appearance of the building.





Entrance Hallway

Communal Area.

Hallway

Wood effect laminate flooring, storage heater, airing cupboard housing tank.

Living/Dining//Kitchen

12'0" x 18'0" approx. (3.68 x 5.50 approx.)

Fitted with wall and base units with worktop over, oven and hob with extractor hood., sink and drainer, integrated fridge/freezer, wood effect laminate, window to rear and side, double sliding door to side.

Bedroom One

16'6" x 12'7" approx. (5.04 x 3.86 approx.)

Wood effect laminate flooring, three windows to side, storage heaters.

Bedroom Two

12'0" x 9'10" approx. (3.68 x 3.01 approx.)

Wood effect laminate flooring, window to rear and side, storage heater.

Bathroom

7'1" x 6'0" approx. (2.17 x 1.85 approx.)

Fitted with W/C, hand wash basin vanity, panelled bath with shower over, glass shower screen, wood effect laminate flooring.

External

Corner terrace with sea views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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.

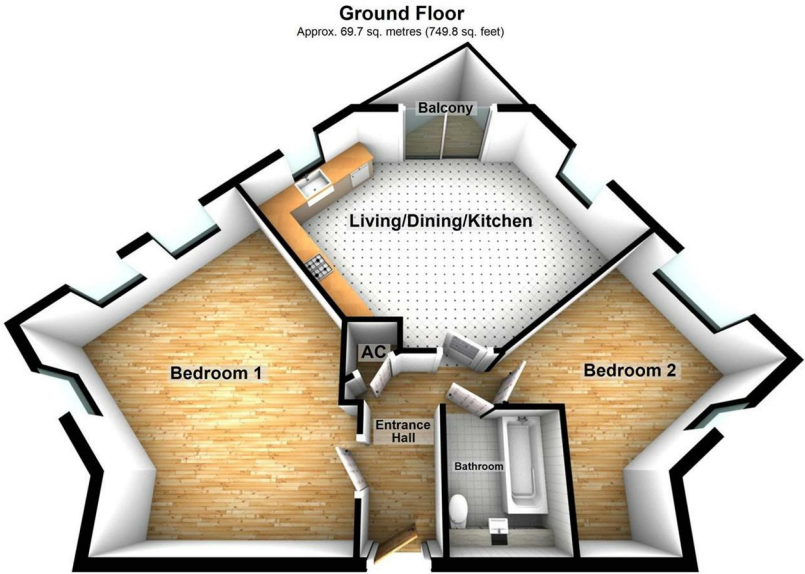
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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

- Ground Floor Apartment
- Two Bedrooms
- Allocated Parking Space
- Service Maintenance Charge - £4425.84 pa
- Ground Rent - £150pa
- Mains Electric, Water & Drainage
- EPC - C (approx 57m2/613ft2)
- Council Tax - E (Provided by local authority, subject to change)
- Leasehold - 125yrs from 2005
- No Chain -- Awaiting Grant of Probate



Total area: approx. 69.7 sq. metres (749.8 sq. feet)

We'd love to hear what you think!
**LEAVE US
A REVIEW**



SCAN ME
Google
Reviews ★★★★★

