



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

£139,995

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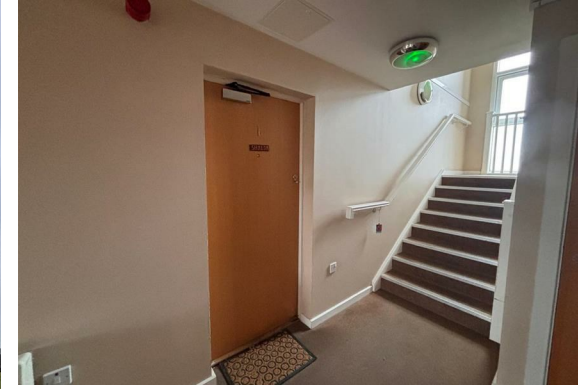


Davies Craddock Estates are pleased to present for sale this two-bedroom, ground-floor apartment situated in the highly sought-after coastal location of Millennium Quay, Llanelli.

Offered with no onward chain, the property features a welcoming hallway leading to a bathroom, two well-proportioned bedrooms, and an 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

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. )

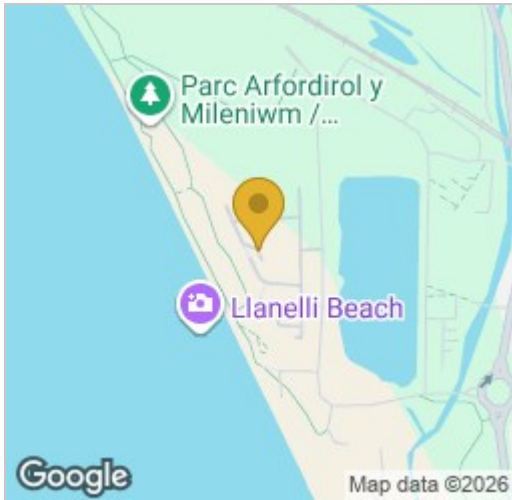
Fitted with W/C, hand wash basin vanity, panelled bath with shower over, glass shower screen, wood effect laminate flooring.



### External

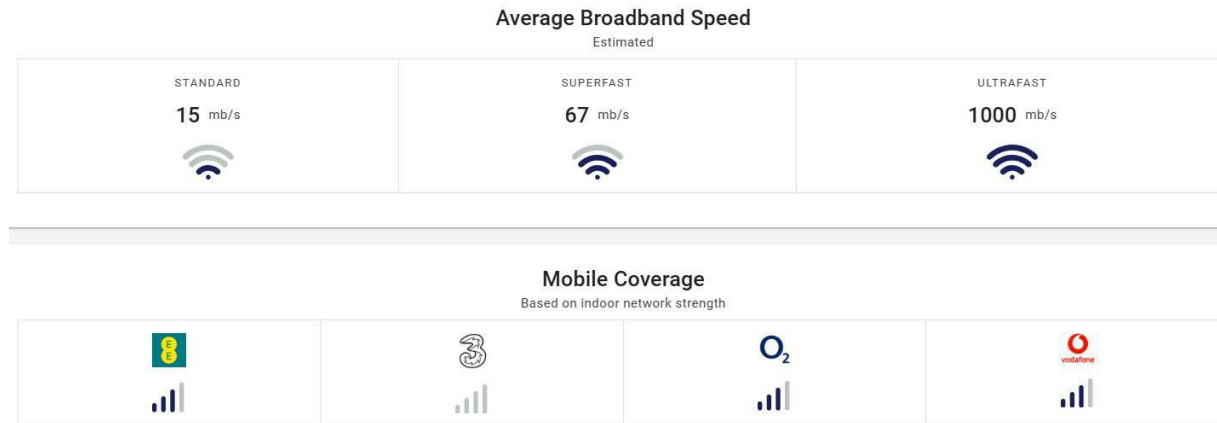
Comer terrace with sea views.

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



- 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 (February 2026)
- Leasehold - 125yrs from 2005
- No Chain

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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!

**LEAVE US  
A REVIEW**



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