

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised that the lease is Leasehold for 125 years from 01/01/10 (with 111 years remaining). The service charge is £2,030.08 p/a, and the ground rent is £275.39 p/a. The ground rent increases throughout the lease term.

SERVICES: Mains water, electricity and sewerage. We have not checked or tested any of the services or appliances at the property.

TAX: Band D'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on JHL/SC/1124/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

Flat 10, Bayview Bwlch Y Gwynt, Machynys, Llanelli, Carmarthenshire, SA15 2GB

- Traditionally Built Penthouse Apartment
- Two Double Bedrooms-Master with En-suite Shower Room & Balcony
- Open Plan Lounge/Kitchen With Wrap-around Balcony With Impressive Coastline Views
- Immaculately Presented Throughout
- Chain-free!!
- Allocated Parking
- Prime Residential Location
- Close To Local retail Parks & Town Center
- A Hop-Skip-And-Jump To The Beach
- EPC RATING C. COUNCIL TAX BAND D.

£210,000

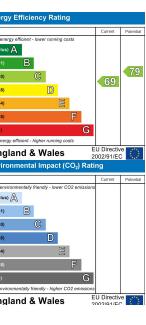
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The Agent that goes the Extra Mile



EU Directive 2010/31/EU

Environmental Impact (CO₂) Rating

Excluding flats, higher rating

England & Wales

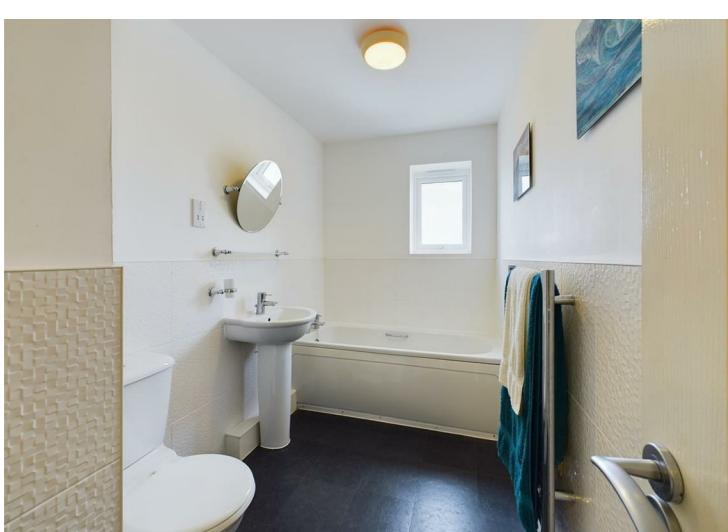
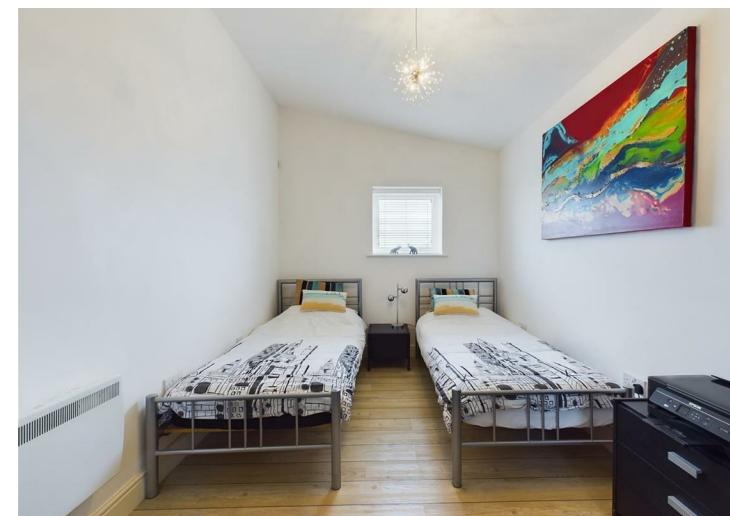
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Environmental Impact (CO₂) Rating

Excluding flats, higher rating

England & Wales

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Would you like to wake up to this view every day? I know I would! We here at West Wales Properties are excited to show off to all lucky purchasers this two-double-bedroom penthouse apartment situated in one of the best spots Bwlch Y Gwynt has to offer! Located on the third floor and in a corner spot, it takes in the breathtaking panoramic coastal views. Another bonus is that the apartment is chain-free and ready to view! For those wishing to keep fit by walking, jogging and cycling, the Millennium Coastal Path to Loughor, Gower and Burry Port is literally only metres away from the property. Call us today on 01554 759655. EPC RATING C. COUNCIL TAX BAND D. Please note this apartment cannot be used as a holiday let!

Accommodation comprises a communal hallway leading to the apartment, a storage cupboard, a bathroom, a master bedroom with an en-suite shower room and balcony, bedroom 2, an open-plan lounge/kitchen with a wrap-around balcony that gives the most impressive panoramic views of the coastline and beach, and an allocated parking space. On the ground floor there are secure general and bicycle storerooms. The bike store has allocated bike racks.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. Recent years have seen the docks and landscape around the town regenerated as part of the Millennium Coastal Park project. Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millennium Quays and the Discovery Centre, the Machynys championship golf course, and the Festival Fields.

.AGENTS VIEWING NOTES

*** KEY INFORMATION ***Traditionally built apartment block. Corner penthouse apartment. Mains water, electricity and sewerage are connected. Electric heaters. Leasehold - 125-year lease commenced 01/01/10, 111 years left (lease on file). A service charge of £2,030.08 p/a was paid to Remus (covers 1/1/24 to 31/12/24). How the service charge is calculated is described in Schedule 4 of the lease. A copy of the lease is available. Ground rent charge of £275.39 p/a to Eaves (covers 1/1/24 to 31/12/24). The rent increases through the

term of the lease. A copy of the lease can be supplied with details of the increases. Covenants and rights are listed on the lease. A copy of the lease is available. Council tax band D. Allocated parking space. On the ground floor there are secure general and bicycle storerooms. The bike store has allocated bike racks. No lift in the apartment block. For this location, according to Offcom, this is the following information: Broadband availability- up to Superfast (42 Mbps), Mobile availability- all network networks have limited coverage. From the information currently available to the Coal

Authority, a mining report is recommended for this property. WHAT3WORDS: //sliding.prime.rationed

HALLWAY

BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

OPEN PLAN LOUNGE/KITCHEN

DIRECTIONS

At our office head towards the traffic lights on Station Road taking the left hand lane going straight across going onto "Queen Victoria Road". At the first mini-roundabout go straight over and continue up the road, at the second mini-roundabout take the first turning off and immediately on the next mini roundabout take the second turning off onto "Cambrian Street". Follow the road and at the next roundabout take the second turning off and continue to drive to the next roundabout. At this roundabout take the second turning off and take the first turning on your right signposted "Bwlch Y Gwynt". Take the first turning on your left signposted "Cefn Padrig". Follow the road along and as the road bears to a right hand bend you will see the entrance for the carpark. The flat comes with an allocated parking space at the front entrance and there are 3 visitors spaces at the rear facing the beach. WHAT3WORDS: //sliding.prime.rationed

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.