



5, Cwrt Afon Lleidi Millennium Quay, Pentre Doc Y Gogledd, Llanelli, Carmarthenshire, SA15 2LZ

**** AUCTION NOW OPEN - BIDDING CLOSES 25TH OCTOBER AT 12PM ***

BUYER FEES, ADMIN FEES and OTHER FEE'S APPLY - See legal pack and special conditions in the contract for more information.

Chain-free and ready to view we are pleased to welcome to the market this two-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 distant sea view, two bedrooms, and a family bathroom. The property comes with allocated parking and an intercom system. Within easy reach of the railway station and the Millennium coastal path. EPC RATING C

- Apartment
- Two Bedrooms
- Two Balconies
- Allocated Parking Space
- EPC RATING C
- Second Floor
- Open-plan Lounge/Kitchen/Diner
- Distant Sea & Dock Views
- Chain Free
- ** AUCTION PROPERTY **

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Auction Guide £90,000

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

12 Victoria Place, SA61 2LP

EMAIL: auction@westwalesproperties.co.uk TELEPHONE: 0345 094 3004

HALLWAY

Laminate flooring, intercom system, electric heater, doors into Bedrooms One and Two, Bathroom and :

LOUNGE/KITCHEN/DINER

Fully fitted with matching base and eye-level units with workspace over incorporating stainless steel round sink, drainer and mixer taps, integrated dishwasher, fridge/freezer, non-slip flooring to the

kitchen area, laminate flooring to lounge/diner, electric heater, PVCu double glazed patio doors to the side leading out to a balcony with views of the coastline.

BATHROOM

Fitted with a three piece suite, comprising of : push flush W.C, wash hand basin and bath with shower, PVCu obscure double glazed window to the rear.

BEDROOM 1

Laminate flooring, fitted bedroom suite, PVCu double glazed patio doors to a balcony with views of the dock.

BEDROOM 2

Laminate flooring, fitted bedroom suite, electric heater, PVCu double glazed window to the side.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold- 125 years with 108 years remaining. £125 p/a ground rent. £2082 p/a service charge.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'D'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on RLM/SC/0422/OK

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.