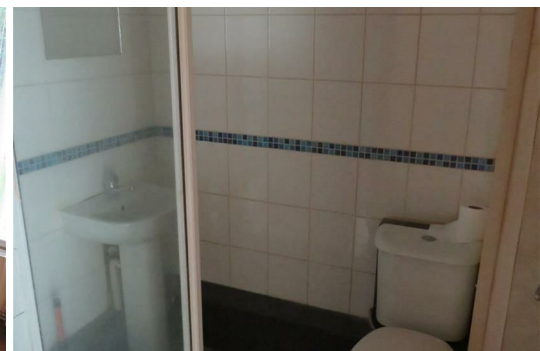




**12 Llys Newydd Tir Einon, Llanelli, Carmarthenshire SA14 9DT**  
**£49,995**

An Excellent Opportunity to purchase a ONE BEDROOM GROUND FLOOR APARTMENT located in the village of Llwynhendy close to local amenities. The Accommodation within comprises of Entrance Hall, Kitchen with Lounge Area, Shower Room and Bedroom. Ideal for First Time Buyer or Investor. No Chain. Viewing Recommended. Energy Rating - C



### Entrance:

Via door into:

### Entrance Hallway:

Smooth and coved ceiling, radiator, laminate wood floor, doors into:

### Shower Room: 6'1 x 5' approx (1.85m x 1.52m approx)

Smooth and coved ceiling, tiled walls, wall mounted towel heater, linolium flooring, low level W.C, pedestal wash hand basin, shower cubicle.

### Kitchen with Lounge Area 19'9 x 9'2 approx (6.02m x 2.79m approx)

### Kitchen:

Smooth and coved ceiling, spot lights, uPVC double glazed window to side, part tiled walls, laminate wood floor, range of wall and base units, with complimentary work surfaces over, one and a half stainless steel sink unit with mixer tap, electric oven, gas hob with extractor fan over, space for washing machine, space for fridge freezer.

### Lounge:

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, laminate wood floor, perspex window into Bedroom, opening into Bedroom.

### Bedroom: 10'7 x 5'7 approx (3.23m x 1.70m approx)

Smooth and coved ceiling laminate wood floor.

### Tenure:

Leasehold  
Ground Rent £67 every six months  
Service Charge £84.18 PCM  
Lease Term Remaining 107 Years

### Council Tax Band:

We are advised that the current council tax band is A

### Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



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			
		69	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			

GROUND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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